

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00068-0107	3-00051-0001	3-00221-0020	3-00265-0006
Address	165 SANDS STREET	65 WASHINGTON STREET	80 CRANBERRY STREET	59 LIVINGSTON STREET
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	120	104	137	43
Year Built	1902	1914	1900	1917
Gross SqFt	121,580	123,700	108,780	63,224
Estimated Gross Income	\$2,496,037	\$2,539,768	\$2,526,310	\$1,173,322
Gross Income per SqFt	\$20.53	\$20.53	\$23.22	\$18.56
Estimated Expense	\$1,006,682	\$1,024,290	\$994,220	\$571,226
Expense SqFt	\$8.28	\$8.28	\$9.14	\$9.03
Net Operating Income	\$1,489,355	\$1,515,478	\$1,532,090	\$602,096
Full Market Value	\$10,819,000	\$11,009,000	\$11,383,000	\$4,276,000
Market Value per SqFt	\$88.99	\$89.00	\$104.64	\$67.63
Distance from Cooperative in miles		0.30	0.49	0.73

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00086-0011	3-02049-0002		
Address	175 ADAMS STREET	343 GOLD STREET		
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-METROTECH		
Building Classification	D4-ELEVATOR	D7-ELEVATOR		
Total Units	1,026	632		
Year Built	1950	2008		
Gross SqFt	883,265	442,714		
Estimated Gross Income	\$17,329,659	\$8,685,808		
Gross Income per SqFt	\$19.62	\$19.62		
Estimated Expense	\$5,432,080	\$2,720,917		
Expense SqFt	\$6.15	\$6.15		
Net Operating Income	\$11,897,579	\$5,964,891		
Full Market Value	\$34,716,000	\$42,901,000		
Market Value per SqFt	\$39.30	\$96.90		
Distance from Cooperative in miles		0.37		

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00178-0025	3-00238-0021	3-00242-0018	3-00265-0006
Address	422 STATE STREET	34 MONROE PLACE	191 HICKS STREET	59 LIVINGSTON STREET
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	24	19	43
Year Built	1912	1916	1920	1917
Gross SqFt	25,000	23,562	24,528	63,224
Estimated Gross Income	\$510,500	\$487,797	\$500,771	\$1,173,322
Gross Income per SqFt	\$20.42	\$20.70	\$20.42	\$18.56
Estimated Expense	\$241,750	\$174,949	\$237,129	\$571,226
Expense SqFt	\$9.67	\$7.43	\$9.67	\$9.03
Net Operating Income	\$268,750	\$312,848	\$263,642	\$602,096
Full Market Value	\$1,950,000	\$2,276,000	\$1,912,000	\$4,276,000
Market Value per SqFt	\$78.00	\$96.60	\$77.95	\$67.63
Distance from Cooperative in miles		0.79	0.84	0.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00226-0013	3-00238-0021	3-00242-0018	3-00208-0310
Address	66 ORANGE STREET	34 MONROE PLACE	191 HICKS STREET	204 COLUMBIA HEIGHTS
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	21	24	19	16
Year Built	1913	1916	1920	1925
Gross SqFt	32,135	23,562	24,528	14,120
Estimated Gross Income	\$656,197	\$487,797	\$500,771	\$245,150
Gross Income per SqFt	\$20.42	\$20.70	\$20.42	\$17.36
Estimated Expense	\$310,745	\$174,949	\$237,129	\$107,008
Expense SqFt	\$9.67	\$7.43	\$9.67	\$7.58
Net Operating Income	\$345,452	\$312,848	\$263,642	\$138,142
Full Market Value	\$2,062,000	\$2,276,000	\$1,912,000	\$943,000
Market Value per SqFt	\$64.17	\$96.60	\$77.95	\$66.78
Distance from Cooperative in miles		0.19	0.24	0.16

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00230-0017	3-00242-0006	3-00238-0021	3-00242-0018
Address	35 CLARK STREET	115 MONTAGUE STREET	34 MONROE PLACE	191 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	34	30	24	19
Year Built	1923	1902	1916	1920
Gross SqFt	37,800	32,000	23,562	24,528
Estimated Gross Income	\$782,460	\$758,298	\$487,797	\$500,771
Gross Income per SqFt	\$20.70	\$23.70	\$20.70	\$20.42
Estimated Expense	\$280,854	\$303,319	\$174,949	\$237,129
Expense SqFt	\$7.43	\$9.48	\$7.43	\$9.67
Net Operating Income	\$501,606	\$454,979	\$312,848	\$263,642
Full Market Value	\$3,007,000	\$3,391,000	\$2,276,000	\$1,912,000
Market Value per SqFt	\$79.55	\$105.97	\$96.60	\$77.95
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	3-00234-0019	3-00236-0082	3-00243-0029	3-00226-0003
Address	177 COLUMBIA HEIGHTS	167 HICKS STREET	90 PIERREPONT STREET	93 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	11	20	16
Year Built	1925	1920	1900	1900
Gross SqFt	16,250	9,665	11,580	7,900
Estimated Gross Income	\$388,538	\$231,070	\$348,533	\$186,352
Gross Income per SqFt	\$23.91	\$23.91	\$30.10	\$23.59
Estimated Expense	\$159,575	\$94,904	\$114,925	\$66,600
Expense SqFt	\$9.82	\$9.82	\$9.92	\$8.43
Net Operating Income	\$228,963	\$136,166	\$233,608	\$119,752
Full Market Value	\$1,267,000	\$1,017,000	\$1,764,000	\$892,000
Market Value per SqFt	\$77.97	\$105.23	\$152.33	\$112.91
Distance from Cooperative in miles		0.09	0.23	0.18

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00236-0011	3-00254-0006	3-00242-0006	3-00242-0018
Address	69 PIERREPONT STREET	141 JORALEMON STREET	115 MONTAGUE STREET	191 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	40	47	30	19
Year Built	1905	1923	1902	1920
Gross SqFt	55,284	46,410	32,000	24,528
Estimated Gross Income	\$1,253,288	\$1,052,050	\$758,298	\$500,771
Gross Income per SqFt	\$22.67	\$22.67	\$23.70	\$20.42
Estimated Expense	\$385,329	\$323,455	\$303,319	\$237,129
Expense SqFt	\$6.97	\$6.97	\$9.48	\$9.67
Net Operating Income	\$867,959	\$728,595	\$454,979	\$263,642
Full Market Value	\$4,735,000	\$5,392,000	\$3,391,000	\$1,912,000
Market Value per SqFt	\$85.65	\$116.18	\$105.97	\$77.95
Distance from Cooperative in miles		0.17	0.04	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00242-0012	3-00242-0006	3-00242-0018	3-00238-0021
Address	103 MONTAGUE STREET	115 MONTAGUE STREET	191 HICKS STREET	34 MONROE PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	26	30	19	24
Year Built	1900	1902	1920	1916
Gross SqFt	38,760	32,000	24,528	23,562
Estimated Gross Income	\$802,332	\$758,298	\$500,771	\$487,797
Gross Income per SqFt	\$20.70	\$23.70	\$20.42	\$20.70
Estimated Expense	\$287,987	\$303,319	\$237,129	\$174,949
Expense SqFt	\$7.43	\$9.48	\$9.67	\$7.43
Net Operating Income	\$514,345	\$454,979	\$263,642	\$312,848
Full Market Value	\$3,455,000	\$3,391,000	\$1,912,000	\$2,276,000
Market Value per SqFt	\$89.14	\$105.97	\$77.95	\$96.60
Distance from Cooperative in miles		0.00	0.00	0.15

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00247-0025	3-00254-0006	3-00242-0006	3-00242-0018
Address	62 MONTAGUE STREET	141 JORALEMON STREET	115 MONTAGUE STREET	191 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	43	47	30	19
Year Built	1900	1923	1902	1920
Gross SqFt	45,000	46,410	32,000	24,528
Estimated Gross Income	\$1,020,150	\$1,052,050	\$758,298	\$500,771
Gross Income per SqFt	\$22.67	\$22.67	\$23.70	\$20.42
Estimated Expense	\$313,650	\$323,455	\$303,319	\$237,129
Expense SqFt	\$6.97	\$6.97	\$9.48	\$9.67
Net Operating Income	\$706,500	\$728,595	\$454,979	\$263,642
Full Market Value	\$4,202,000	\$5,392,000	\$3,391,000	\$1,912,000
Market Value per SqFt	\$93.38	\$116.18	\$105.97	\$77.95
Distance from Cooperative in miles		0.16	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00250-0014	3-00242-0018	3-00238-0021	3-00242-0031
Address	159 REMSEN STREET	191 HICKS STREET	34 MONROE PLACE	70 PIERREPONT STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	21	19	24	13
Year Built	1930	1920	1916	1925
Gross SqFt	20,570	24,528	23,562	12,696
Estimated Gross Income	\$420,039	\$500,771	\$487,797	\$205,662
Gross Income per SqFt	\$20.42	\$20.42	\$20.70	\$16.20
Estimated Expense	\$198,912	\$237,129	\$174,949	\$100,021
Expense SqFt	\$9.67	\$9.67	\$7.43	\$7.88
Net Operating Income	\$221,127	\$263,642	\$312,848	\$105,641
Full Market Value	\$2,231,000	\$1,912,000	\$2,276,000	\$651,000
Market Value per SqFt	\$108.46	\$77.95	\$96.60	\$51.28
Distance from Cooperative in miles		0.21	0.17	0.21

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00251-0001	3-00242-0006	3-00238-0021	3-00254-0006
Address	1 GRACE COURT	115 MONTAGUE STREET	34 MONROE PLACE	141 JORALEMON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	24	30	24	47
Year Built	1926	1902	1916	1923
Gross SqFt	46,080	32,000	23,562	46,410
Estimated Gross Income	\$1,044,634	\$758,298	\$487,797	\$1,052,050
Gross Income per SqFt	\$22.67	\$23.70	\$20.70	\$22.67
Estimated Expense	\$321,178	\$303,319	\$174,949	\$323,455
Expense SqFt	\$6.97	\$9.48	\$7.43	\$6.97
Net Operating Income	\$723,456	\$454,979	\$312,848	\$728,595
Full Market Value	\$4,353,000	\$3,391,000	\$2,276,000	\$5,392,000
Market Value per SqFt	\$94.47	\$105.97	\$96.60	\$116.18
Distance from Cooperative in miles		0.14	0.30	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00251-0043	3-00241-0020	3-00242-0006	3-00242-0018
Address	41 GRACE COURT	2 PIERREPONT STREET	115 MONTAGUE STREET	191 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	33	41	30	19
Year Built	1963	1949	1902	1920
Gross SqFt	27,664	40,178	32,000	24,528
Estimated Gross Income	\$564,899	\$747,318	\$758,298	\$500,771
Gross Income per SqFt	\$20.42	\$18.60	\$23.70	\$20.42
Estimated Expense	\$267,511	\$297,007	\$303,319	\$237,129
Expense SqFt	\$9.67	\$7.39	\$9.48	\$9.67
Net Operating Income	\$297,388	\$450,311	\$454,979	\$263,642
Full Market Value	\$2,033,000	\$3,200,000	\$3,391,000	\$1,912,000
Market Value per SqFt	\$73.49	\$79.65	\$105.97	\$77.95
Distance from Cooperative in miles		0.10	0.14	0.14

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00254-0004	3-00263-0057	3-00267-0027	3-00268-0050
Address	151 JORALEMON STREET	42 SIDNEY PLACE	148 CLINTON STREET	84 COURT STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	14	13	15
Year Built	1905	1900	1900	1850
Gross SqFt	12,450	8,500	9,467	10,800
Estimated Gross Income	\$338,018	\$254,070	\$254,240	\$293,215
Gross Income per SqFt	\$27.15	\$29.89	\$26.86	\$27.15
Estimated Expense	\$113,544	\$63,673	\$90,106	\$98,532
Expense SqFt	\$9.12	\$7.49	\$9.52	\$9.12
Net Operating Income	\$224,474	\$190,397	\$164,134	\$194,683
Full Market Value	\$1,804,000	\$1,438,000	\$1,239,000	\$1,470,000
Market Value per SqFt	\$144.90	\$169.18	\$130.88	\$136.11
Distance from Cooperative in miles		0.09	0.13	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00268-0015	3-00242-0006	3-00238-0021	3-00242-0018
Address	11 SCHERMERHORN STREET	115 MONTAGUE STREET	34 MONROE PLACE	191 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	29	30	24	19
Year Built	1914	1902	1916	1920
Gross SqFt	31,920	32,000	23,562	24,528
Estimated Gross Income	\$660,744	\$758,298	\$487,797	\$500,771
Gross Income per SqFt	\$20.70	\$23.70	\$20.70	\$20.42
Estimated Expense	\$237,166	\$303,319	\$174,949	\$237,129
Expense SqFt	\$7.43	\$9.48	\$7.43	\$9.67
Net Operating Income	\$423,578	\$454,979	\$312,848	\$263,642
Full Market Value	\$2,793,000	\$3,391,000	\$2,276,000	\$1,912,000
Market Value per SqFt	\$87.50	\$105.97	\$96.60	\$77.95
Distance from Cooperative in miles		0.29	0.31	0.29

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00268-0030	3-00242-0006	3-00238-0021	3-00242-0018
Address	38 LIVINGSTON STREET	115 MONTAGUE STREET	34 MONROE PLACE	191 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	28	30	24	19
Year Built	1914	1902	1916	1920
Gross SqFt	27,690	32,000	23,562	24,528
Estimated Gross Income	\$573,183	\$758,298	\$487,797	\$500,771
Gross Income per SqFt	\$20.70	\$23.70	\$20.70	\$20.42
Estimated Expense	\$205,737	\$303,319	\$174,949	\$237,129
Expense SqFt	\$7.43	\$9.48	\$7.43	\$9.67
Net Operating Income	\$367,446	\$454,979	\$312,848	\$263,642
Full Market Value	\$2,616,000	\$3,391,000	\$2,276,000	\$1,912,000
Market Value per SqFt	\$94.47	\$105.97	\$96.60	\$77.95
Distance from Cooperative in miles		0.29	0.31	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00285-0010	3-00254-0075	3-00319-0030	3-00182-0039
Address	122 ATLANTIC AVENUE	128 REMSEN STREET	131 COLUMBIA STREET	317 PACIFIC STREET
Neighborhood	COBBLE HILL	BROOKLYN HEIGHTS	COBBLE HILL-WEST	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	12	16	16
Year Built	1900	1890	1910	1900
Gross SqFt	9,615	10,335	6,240	6,328
Estimated Gross Income	\$206,338	\$221,784	\$137,756	\$132,710
Gross Income per SqFt	\$21.46	\$21.46	\$22.08	\$20.97
Estimated Expense	\$68,267	\$73,351	\$54,875	\$43,482
Expense SqFt	\$7.10	\$7.10	\$8.79	\$6.87
Net Operating Income	\$138,071	\$148,433	\$82,881	\$89,228
Full Market Value	\$1,012,000	\$1,087,000	\$133,000	\$651,000
Market Value per SqFt	\$105.25	\$105.18	\$21.31	\$102.88
Distance from Cooperative in miles		0.24	0.40	0.41

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00285-0030	3-00297-0019	3-00274-0035	3-00267-0027
Address	214 CLINTON STREET	182 AMITY STREET	88 STATE STREET	148 CLINTON STREET
Neighborhood	COBBLE HILL	COBBLE HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	48	14	13
Year Built	1900	1900	1910	1900
Gross SqFt	27,525	35,950	9,504	9,467
Estimated Gross Income	\$730,789	\$658,513	\$252,315	\$254,240
Gross Income per SqFt	\$26.55	\$18.32	\$26.55	\$26.86
Estimated Expense	\$310,207	\$277,311	\$107,095	\$90,106
Expense SqFt	\$11.27	\$7.71	\$11.27	\$9.52
Net Operating Income	\$420,582	\$381,202	\$145,220	\$164,134
Full Market Value	\$3,224,000	\$2,700,000	\$1,096,000	\$1,239,000
Market Value per SqFt	\$117.13	\$75.10	\$115.32	\$130.88
Distance from Cooperative in miles		0.15	0.11	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00733-0013	3-00925-0035	3-05595-0032	3-05595-0027
Address	816 43 STREET	870 42 STREET	966 42 STREET	952 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	16
Year Built	1916	1920	1915	1915
Gross SqFt	17,976	11,700	17,800	17,800
Estimated Gross Income	\$311,344	\$95,907	\$308,378	\$308,378
Gross Income per SqFt	\$17.32	\$8.20	\$17.32	\$17.32
Estimated Expense	\$154,773	\$50,250	\$174,434	\$153,299
Expense SqFt	\$8.61	\$4.29	\$9.80	\$8.61
Net Operating Income	\$156,571	\$45,657	\$133,944	\$155,079
Full Market Value	\$1,094,000	\$239,000	\$749,000	\$749,000
Market Value per SqFt	\$60.86	\$20.43	\$42.08	\$42.08
Distance from Cooperative in miles		0.05	0.15	0.15

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00733-0017	3-05595-0030	3-05595-0027	3-05595-0024
Address	826 43 STREET	958 42 STREET	952 42 STREET	946 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	16
Year Built	1916	1915	1915	1918
Gross SqFt	17,976	17,800	17,800	17,800
Estimated Gross Income	\$311,344	\$308,378	\$308,378	\$308,378
Gross Income per SqFt	\$17.32	\$17.32	\$17.32	\$17.32
Estimated Expense	\$154,773	\$153,299	\$153,299	\$153,299
Expense SqFt	\$8.61	\$8.61	\$8.61	\$8.61
Net Operating Income	\$156,571	\$155,079	\$155,079	\$155,079
Full Market Value	\$1,094,000	\$749,000	\$749,000	\$749,000
Market Value per SqFt	\$60.86	\$42.08	\$42.08	\$42.08
Distance from Cooperative in miles		0.15	0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00733-0025	3-05595-0034	3-05595-0014	3-00749-0005
Address	848 43 STREET	970 42 STREET	922 42 STREET	4513 6 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	41	27	41
Year Built	1922	1923	1924	1924
Gross SqFt	36,980	44,800	32,000	32,440
Estimated Gross Income	\$601,295	\$770,942	\$520,387	\$480,932
Gross Income per SqFt	\$16.26	\$17.21	\$16.26	\$14.83
Estimated Expense	\$308,043	\$370,510	\$266,440	\$241,674
Expense SqFt	\$8.33	\$8.27	\$8.33	\$7.45
Net Operating Income	\$293,252	\$400,432	\$253,947	\$239,258
Full Market Value	\$2,014,000	\$1,880,000	\$1,270,000	\$1,599,000
Market Value per SqFt	\$54.46	\$41.96	\$39.69	\$49.29
Distance from Cooperative in miles		0.15	0.15	0.31

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00738-0006	3-00723-0021	3-00783-0026	3-00917-0021
Address	4407 4 AVENUE	332 42 STREET	450 49 STREET	540 40 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	16	20	17	19
Year Built	1906	1929	1905	1911
Gross SqFt	13,560	12,500	12,876	14,960
Estimated Gross Income	\$217,502	\$209,526	\$206,518	\$172,636
Gross Income per SqFt	\$16.04	\$16.76	\$16.04	\$11.54
Estimated Expense	\$91,394	\$72,841	\$86,738	\$79,623
Expense SqFt	\$6.74	\$5.83	\$6.74	\$5.32
Net Operating Income	\$126,108	\$136,685	\$119,780	\$93,013
Full Market Value	\$863,000	\$946,000	\$256,000	\$569,000
Market Value per SqFt	\$63.64	\$75.68	\$19.88	\$38.03
Distance from Cooperative in miles		0.17	0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00738-0009	3-00723-0021	3-00917-0021	3-00783-0026
Address	4401 4 AVENUE	332 42 STREET	540 40 STREET	450 49 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	19	17
Year Built	1912	1929	1911	1905
Gross SqFt	16,620	12,500	14,960	12,876
Estimated Gross Income	\$266,585	\$209,526	\$172,636	\$206,518
Gross Income per SqFt	\$16.04	\$16.76	\$11.54	\$16.04
Estimated Expense	\$112,019	\$72,841	\$79,623	\$86,738
Expense SqFt	\$6.74	\$5.83	\$5.32	\$6.74
Net Operating Income	\$154,566	\$136,685	\$93,013	\$119,780
Full Market Value	\$1,058,000	\$946,000	\$569,000	\$256,000
Market Value per SqFt	\$63.66	\$75.68	\$38.03	\$19.88
Distance from Cooperative in miles		0.17	0.25	0.25

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00739-0032	3-00917-0021	3-00792-0024	3-00783-0026
Address	570 44 STREET	540 40 STREET	558 50 STREET	450 49 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	16	19	16	17
Year Built	1914	1911	1924	1905
Gross SqFt	14,112	14,960	14,296	12,876
Estimated Gross Income	\$226,356	\$172,636	\$271,693	\$206,518
Gross Income per SqFt	\$16.04	\$11.54	\$19.00	\$16.04
Estimated Expense	\$95,115	\$79,623	\$111,394	\$86,738
Expense SqFt	\$6.74	\$5.32	\$7.79	\$6.74
Net Operating Income	\$131,241	\$93,013	\$160,299	\$119,780
Full Market Value	\$694,000	\$569,000	\$449,000	\$256,000
Market Value per SqFt	\$49.18	\$38.03	\$31.41	\$19.88
Distance from Cooperative in miles		0.20	0.30	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00739-0034	3-00917-0021	3-00792-0024	3-00783-0026
Address	574 44 STREET	540 40 STREET	558 50 STREET	450 49 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	16	19	16	17
Year Built	1914	1911	1924	1905
Gross SqFt	13,776	14,960	14,296	12,876
Estimated Gross Income	\$220,967	\$172,636	\$271,693	\$206,518
Gross Income per SqFt	\$16.04	\$11.54	\$19.00	\$16.04
Estimated Expense	\$92,850	\$79,623	\$111,394	\$86,738
Expense SqFt	\$6.74	\$5.32	\$7.79	\$6.74
Net Operating Income	\$128,117	\$93,013	\$160,299	\$119,780
Full Market Value	\$877,000	\$569,000	\$449,000	\$256,000
Market Value per SqFt	\$63.66	\$38.03	\$31.41	\$19.88
Distance from Cooperative in miles		0.20	0.30	0.29

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00739-0037	3-00719-0033	3-00719-0051	3-00913-0032
Address	4404 6 AVENUE	460 41 STREET	467 42 STREET	576 39 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	22
Year Built	1914	1917	1914	1935
Gross SqFt	18,000	14,240	11,520	13,808
Estimated Gross Income	\$283,500	\$186,606	\$206,128	\$217,510
Gross Income per SqFt	\$15.75	\$13.10	\$17.89	\$15.75
Estimated Expense	\$122,760	\$93,055	\$89,084	\$94,221
Expense SqFt	\$6.82	\$6.53	\$7.73	\$6.82
Net Operating Income	\$160,740	\$93,551	\$117,044	\$123,289
Full Market Value	\$1,061,000	\$600,000	\$824,000	\$839,000
Market Value per SqFt	\$58.94	\$42.13	\$71.53	\$60.76
Distance from Cooperative in miles		0.21	0.21	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00750-0005	3-05595-0034	3-00740-0006	3-05595-0014
Address	712 45 STREET	970 42 STREET	602 44 STREET	922 42 STREET
Neighborhood	SUNSET PARK	BOROUGH PARK	SUNSET PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	41	28	27
Year Built	1924	1923	1910	1924
Gross SqFt	36,000	44,800	15,000	32,000
Estimated Gross Income	\$619,560	\$770,942	\$456,671	\$520,387
Gross Income per SqFt	\$17.21	\$17.21	\$30.44	\$16.26
Estimated Expense	\$297,720	\$370,510	\$176,704	\$266,440
Expense SqFt	\$8.27	\$8.27	\$11.78	\$8.33
Net Operating Income	\$321,840	\$400,432	\$279,967	\$253,947
Full Market Value	\$2,245,000	\$1,880,000	\$2,114,000	\$1,270,000
Market Value per SqFt	\$62.36	\$41.96	\$140.93	\$39.69
Distance from Cooperative in miles		0.33	0.16	0.33

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00850-0020	3-05619-0039	3-00718-0032	3-00718-0030
Address	730 57 STREET	974 46 STREET	358 41 STREET	354 41 STREET
Neighborhood	SUNSET PARK	BOROUGH PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	16	16
Year Built	1931	1922	1914	1914
Gross SqFt	11,200	18,000	11,000	11,000
Estimated Gross Income	\$171,360	\$278,483	\$160,317	\$168,309
Gross Income per SqFt	\$15.30	\$15.47	\$14.57	\$15.30
Estimated Expense	\$88,144	\$134,084	\$86,533	\$86,529
Expense SqFt	\$7.87	\$7.45	\$7.87	\$7.87
Net Operating Income	\$83,216	\$144,399	\$73,784	\$81,780
Full Market Value	\$562,000	\$673,000	\$406,000	\$406,000
Market Value per SqFt	\$50.18	\$37.39	\$36.91	\$36.91
Distance from Cooperative in miles		0.62	0.98	0.98

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00917-0023	3-00903-0172	3-00723-0021	3-00915-0038
Address	546 40 STREET	881 5 AVENUE	332 42 STREET	3920 8 AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	14	20	24
Year Built	1920	1924	1929	1914
Gross SqFt	14,072	10,000	12,500	17,120
Estimated Gross Income	\$266,946	\$191,128	\$209,526	\$324,811
Gross Income per SqFt	\$18.97	\$19.11	\$16.76	\$18.97
Estimated Expense	\$93,438	\$87,919	\$72,841	\$113,684
Expense SqFt	\$6.64	\$8.79	\$5.83	\$6.64
Net Operating Income	\$173,508	\$103,209	\$136,685	\$211,127
Full Market Value	\$1,239,000	\$661,000	\$946,000	\$1,508,000
Market Value per SqFt	\$88.05	\$66.10	\$75.68	\$88.08
Distance from Cooperative in miles		0.19	0.30	0.30

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00917-0058	3-00749-0005	3-00915-0038	3-05595-0034
Address	521 41 STREET	4513 6 AVENUE	3920 8 AVENUE	970 42 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	41	41	24	41
Year Built	1927	1924	1914	1923
Gross SqFt	27,614	32,440	17,120	44,800
Estimated Gross Income	\$475,237	\$480,932	\$324,811	\$770,942
Gross Income per SqFt	\$17.21	\$14.83	\$18.97	\$17.21
Estimated Expense	\$228,368	\$241,674	\$113,684	\$370,510
Expense SqFt	\$8.27	\$7.45	\$6.64	\$8.27
Net Operating Income	\$246,869	\$239,258	\$211,127	\$400,432
Full Market Value	\$1,722,000	\$1,599,000	\$1,508,000	\$1,880,000
Market Value per SqFt	\$62.36	\$49.29	\$88.08	\$41.96
Distance from Cooperative in miles		0.29	0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00918-0001	3-00917-0021	3-05595-0024	3-05595-0030
Address	605 41 STREET	540 40 STREET	946 42 STREET	958 42 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	19	16	16
Year Built	1921	1911	1918	1915
Gross SqFt	13,588	14,960	17,800	17,800
Estimated Gross Income	\$235,344	\$172,636	\$308,378	\$308,378
Gross Income per SqFt	\$17.32	\$11.54	\$17.32	\$17.32
Estimated Expense	\$116,993	\$79,623	\$153,299	\$153,299
Expense SqFt	\$8.61	\$5.32	\$8.61	\$8.61
Net Operating Income	\$118,351	\$93,013	\$155,079	\$155,079
Full Market Value	\$827,000	\$569,000	\$749,000	\$749,000
Market Value per SqFt	\$60.86	\$38.03	\$42.08	\$42.08
Distance from Cooperative in miles		0.15	0.45	0.45

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00918-0036	3-00749-0005	3-00740-0006	3-05595-0034
Address	4002 7 AVENUE	4513 6 AVENUE	602 44 STREET	970 42 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	41	28	41
Year Built	1925	1924	1910	1923
Gross SqFt	35,712	32,440	15,000	44,800
Estimated Gross Income	\$614,604	\$480,932	\$456,671	\$770,942
Gross Income per SqFt	\$17.21	\$14.83	\$30.44	\$17.21
Estimated Expense	\$295,338	\$241,674	\$176,704	\$370,510
Expense SqFt	\$8.27	\$7.45	\$11.78	\$8.27
Net Operating Income	\$319,266	\$239,258	\$279,967	\$400,432
Full Market Value	\$2,227,000	\$1,599,000	\$2,114,000	\$1,880,000
Market Value per SqFt	\$62.36	\$49.29	\$140.93	\$41.96
Distance from Cooperative in miles		0.25	0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00918-0044	3-00740-0006	3-00749-0005	3-00723-0021
Address	673 41 STREET	602 44 STREET	4513 6 AVENUE	332 42 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	28	41	20
Year Built	1924	1910	1924	1929
Gross SqFt	21,994	15,000	32,440	12,500
Estimated Gross Income	\$368,619	\$456,671	\$480,932	\$209,526
Gross Income per SqFt	\$16.76	\$30.44	\$14.83	\$16.76
Estimated Expense	\$128,225	\$176,704	\$241,674	\$72,841
Expense SqFt	\$5.83	\$11.78	\$7.45	\$5.83
Net Operating Income	\$240,394	\$279,967	\$239,258	\$136,685
Full Market Value	\$1,664,000	\$2,114,000	\$1,599,000	\$946,000
Market Value per SqFt	\$75.66	\$140.93	\$49.29	\$75.68
Distance from Cooperative in miles		0.20	0.25	0.45

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00918-0052	3-00925-0042	3-00749-0035	3-00914-0030
Address	637 41 STREET	875 43 STREET	672 45 STREET	666 39 STREET
Neighborhood	SUNSET PARK	BOROUGH PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	68	47	40	23
Year Built	1924	1923	1924	1915
Gross SqFt	51,200	31,236	32,437	14,456
Estimated Gross Income	\$871,936	\$531,934	\$364,399	\$292,997
Gross Income per SqFt	\$17.03	\$17.03	\$11.23	\$20.27
Estimated Expense	\$392,192	\$239,370	\$180,637	\$120,129
Expense SqFt	\$7.66	\$7.66	\$5.57	\$8.31
Net Operating Income	\$479,744	\$292,564	\$183,762	\$172,868
Full Market Value	\$3,336,000	\$2,034,000	\$1,052,000	\$1,252,000
Market Value per SqFt	\$65.16	\$65.12	\$32.43	\$86.61
Distance from Cooperative in miles		0.31	0.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00918-0070	3-05595-0024	3-00764-0039	3-00798-0017
Address	611 41 STREET	946 42 STREET	4710 4 AVENUE	330 51 STREET
Neighborhood	SUNSET PARK	BOROUGH PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	16
Year Built	1920	1918	1931	1922
Gross SqFt	12,308	17,800	10,860	12,272
Estimated Gross Income	\$213,175	\$308,378	\$227,282	\$110,623
Gross Income per SqFt	\$17.32	\$17.32	\$20.93	\$9.01
Estimated Expense	\$105,972	\$153,299	\$93,186	\$64,161
Expense SqFt	\$8.61	\$8.61	\$8.58	\$5.23
Net Operating Income	\$107,203	\$155,079	\$134,096	\$46,462
Full Market Value	\$749,000	\$749,000	\$978,000	\$268,000
Market Value per SqFt	\$60.85	\$42.08	\$90.06	\$21.84
Distance from Cooperative in miles		0.45	0.56	0.70

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00919-0001	3-00749-0005	3-00925-0042	
Address	4015 7 AVENUE	4513 6 AVENUE	875 43 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	BOROUGH PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	43	41	47	
Year Built	1916	1924	1923	
Gross SqFt	29,296	32,440	31,236	
Estimated Gross Income	\$466,685	\$480,932	\$531,934	
Gross Income per SqFt	\$15.93	\$14.83	\$17.03	
Estimated Expense	\$221,478	\$241,674	\$239,370	
Expense SqFt	\$7.56	\$7.45	\$7.66	
Net Operating Income	\$245,207	\$239,258	\$292,564	
Full Market Value	\$1,674,000	\$1,599,000	\$2,034,000	
Market Value per SqFt	\$57.14	\$49.29	\$65.12	
Distance from Cooperative in miles		0.29	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00919-0006	3-00733-0038	3-00925-0042	
Address	4011 7 AVENUE	874 43 STREET	875 43 STREET	
Neighborhood	SUNSET PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	44	44	47	
Year Built	1924	1926	1923	
Gross SqFt	30,196	30,556	31,236	
Estimated Gross Income	\$478,003	\$446,794	\$531,934	
Gross Income per SqFt	\$15.83	\$14.62	\$17.03	
Estimated Expense	\$201,709	\$173,984	\$239,370	
Expense SqFt	\$6.68	\$5.69	\$7.66	
Net Operating Income	\$276,294	\$272,810	\$292,564	
Full Market Value	\$1,883,000	\$1,815,000	\$2,034,000	
Market Value per SqFt	\$62.36	\$59.40	\$65.12	
Distance from Cooperative in miles		0.21	0.18	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00922-0004	3-00922-0006	3-00922-0002	3-00925-0037
Address	4113 7 AVENUE	4109 7 AVENUE	4121 7 AVENUE	874 42 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	16
Year Built	1921	1915	1915	1930
Gross SqFt	13,188	13,188	13,248	12,744
Estimated Gross Income	\$208,370	\$184,773	\$209,290	\$204,039
Gross Income per SqFt	\$15.80	\$14.01	\$15.80	\$16.01
Estimated Expense	\$82,953	\$65,260	\$83,267	\$100,039
Expense SqFt	\$6.29	\$4.95	\$6.29	\$7.85
Net Operating Income	\$125,417	\$119,513	\$126,023	\$104,000
Full Market Value	\$854,000	\$785,000	\$858,000	\$711,000
Market Value per SqFt	\$64.76	\$59.52	\$64.76	\$55.79
Distance from Cooperative in miles		0.00	0.00	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00922-0017	3-00917-0021	3-00792-0024	3-00783-0026
Address	728 41 STREET	540 40 STREET	558 50 STREET	450 49 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	19	16	17
Year Built	1928	1911	1924	1905
Gross SqFt	16,896	14,960	14,296	12,876
Estimated Gross Income	\$271,012	\$172,636	\$271,693	\$206,518
Gross Income per SqFt	\$16.04	\$11.54	\$19.00	\$16.04
Estimated Expense	\$113,879	\$79,623	\$111,394	\$86,738
Expense SqFt	\$6.74	\$5.32	\$7.79	\$6.74
Net Operating Income	\$157,133	\$93,013	\$160,299	\$119,780
Full Market Value	\$1,075,000	\$569,000	\$449,000	\$256,000
Market Value per SqFt	\$63.62	\$38.03	\$31.41	\$19.88
Distance from Cooperative in miles		0.30	0.53	0.59

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00922-0045	3-00915-0038	3-05595-0014	
Address	755 42 STREET	3920 8 AVENUE	922 42 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	BOROUGH PARK	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	24	24	27	
Year Built	1926	1914	1924	
Gross SqFt	26,888	17,120	32,000	
Estimated Gross Income	\$473,767	\$324,811	\$520,387	
Gross Income per SqFt	\$17.62	\$18.97	\$16.26	
Estimated Expense	\$201,391	\$113,684	\$266,440	
Expense SqFt	\$7.49	\$6.64	\$8.33	
Net Operating Income	\$272,376	\$211,127	\$253,947	
Full Market Value	\$1,910,000	\$1,508,000	\$1,270,000	
Market Value per SqFt	\$71.04	\$88.08	\$39.69	
Distance from Cooperative in miles		0.10	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00942-0058	3-01976-0014	3-01079-0040	
Address	117 STERLING PLACE	480 CLINTON AVENUE	70 PROSPECT PARK WEST	
Neighborhood	PARK SLOPE	CLINTON HILL	PARK SLOPE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	19	20	30	
Year Built	1920	1930	1920	
Gross SqFt	27,800	17,000	36,636	
Estimated Gross Income	\$426,452	\$210,826	\$669,787	
Gross Income per SqFt	\$15.34	\$12.40	\$18.28	
Estimated Expense	\$157,070	\$67,203	\$269,132	
Expense SqFt	\$5.65	\$3.95	\$7.35	
Net Operating Income	\$269,382	\$143,623	\$400,655	
Full Market Value	\$1,819,000	\$774,000	\$2,836,000	
Market Value per SqFt	\$65.43	\$45.53	\$77.41	
Distance from Cooperative in miles		0.56	0.61	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00942-0061	3-01976-0016	3-01164-0035	3-01079-0040
Address	113 STERLING PLACE	484 CLINTON AVENUE	210 PARK PLACE	70 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	CLINTON HILL	PROSPECT HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	20	20	30
Year Built	1920	1931	1915	1920
Gross SqFt	9,290	17,000	11,250	36,636
Estimated Gross Income	\$169,821	\$210,826	\$243,253	\$669,787
Gross Income per SqFt	\$18.28	\$12.40	\$21.62	\$18.28
Estimated Expense	\$68,282	\$107,521	\$105,035	\$269,132
Expense SqFt	\$7.35	\$6.32	\$9.34	\$7.35
Net Operating Income	\$101,539	\$103,305	\$138,218	\$400,655
Full Market Value	\$719,000	\$650,000	\$1,014,000	\$2,836,000
Market Value per SqFt	\$77.40	\$38.24	\$90.13	\$77.41
Distance from Cooperative in miles		0.56	0.22	0.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00946-0052	3-00946-0050	3-00958-0039	
Address	160 5 AVENUE	158 5 AVENUE	646 PRESIDENT STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	13	11	12	
Year Built	1920	1920	1920	
Gross SqFt	7,020	7,288	7,833	
Estimated Gross Income	\$197,192	\$205,422	\$219,142	
Gross Income per SqFt	\$28.09	\$28.19	\$27.98	
Estimated Expense	\$61,916	\$46,879	\$87,830	
Expense SqFt	\$8.82	\$6.43	\$11.21	
Net Operating Income	\$135,276	\$158,543	\$131,312	
Full Market Value	\$1,021,000	\$1,197,000	\$991,000	
Market Value per SqFt	\$145.44	\$164.24	\$126.52	
Distance from Cooperative in miles		0.00	0.20	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00951-0039	3-00966-0043	3-00958-0039	3-00946-0047
Address	160 LINCOLN PLACE	162 7 AVENUE	646 PRESIDENT STREET	152 5 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	14	12	12
Year Built	1920	1931	1920	1920
Gross SqFt	8,112	8,260	7,833	8,000
Estimated Gross Income	\$221,214	\$225,283	\$219,142	\$190,141
Gross Income per SqFt	\$27.27	\$27.27	\$27.98	\$23.77
Estimated Expense	\$88,340	\$89,916	\$87,830	\$94,799
Expense SqFt	\$10.89	\$10.89	\$11.21	\$11.85
Net Operating Income	\$132,874	\$135,367	\$131,312	\$95,342
Full Market Value	\$1,003,000	\$1,022,000	\$991,000	\$591,000
Market Value per SqFt	\$123.64	\$123.73	\$126.52	\$73.88
Distance from Cooperative in miles		0.26	0.33	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00957-0062	3-01079-0040	3-01078-0016	3-01976-0016
Address	759 PRESIDENT STREET	70 PROSPECT PARK WEST	530 2 STREET	484 CLINTON AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	30	47	20
Year Built	1902	1920	1920	1931
Gross SqFt	29,000	36,636	39,261	17,000
Estimated Gross Income	\$463,130	\$669,787	\$626,846	\$210,826
Gross Income per SqFt	\$15.97	\$18.28	\$15.97	\$12.40
Estimated Expense	\$173,130	\$269,132	\$234,364	\$107,521
Expense SqFt	\$5.97	\$7.35	\$5.97	\$6.32
Net Operating Income	\$290,000	\$400,655	\$392,482	\$103,305
Full Market Value	\$1,891,000	\$2,836,000	\$2,682,000	\$650,000
Market Value per SqFt	\$65.21	\$77.41	\$68.31	\$38.24
Distance from Cooperative in miles		0.40	0.30	0.81

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00959-0013	3-00975-0017	3-00964-0008	3-00993-0029
Address	670 PRESIDENT STREET	390 2 STREET	265 4 AVENUE	318 6 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	16	14	20
Year Built	1920	1920	1930	1923
Gross SqFt	12,715	16,752	13,007	15,000
Estimated Gross Income	\$265,362	\$265,407	\$287,369	\$313,103
Gross Income per SqFt	\$20.87	\$15.84	\$22.09	\$20.87
Estimated Expense	\$119,394	\$76,979	\$80,030	\$140,778
Expense SqFt	\$9.39	\$4.60	\$6.15	\$9.39
Net Operating Income	\$145,968	\$188,428	\$207,339	\$172,325
Full Market Value	\$1,064,000	\$1,284,000	\$1,404,000	\$1,256,000
Market Value per SqFt	\$83.68	\$76.65	\$107.94	\$83.73
Distance from Cooperative in miles		0.20	0.18	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00963-0067	3-01078-0016	3-01079-0040	3-01177-0007
Address	199 GARFIELD PLACE	530 2 STREET	70 PROSPECT PARK WEST	781 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	68	47	30	63
Year Built	1931	1920	1920	1920
Gross SqFt	45,950	39,261	36,636	47,925
Estimated Gross Income	\$839,966	\$626,846	\$669,787	\$1,031,817
Gross Income per SqFt	\$18.28	\$15.97	\$18.28	\$21.53
Estimated Expense	\$337,733	\$234,364	\$269,132	\$426,050
Expense SqFt	\$7.35	\$5.97	\$7.35	\$8.89
Net Operating Income	\$502,233	\$392,482	\$400,655	\$605,767
Full Market Value	\$3,555,000	\$2,682,000	\$2,836,000	\$2,468,000
Market Value per SqFt	\$77.37	\$68.31	\$77.41	\$51.50
Distance from Cooperative in miles		0.21	0.33	0.85

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00964-0057	3-00964-0008	3-00453-0035	
Address	279 1 STREET	265 4 AVENUE	462 CARROLL STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	GOWANUS	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	14	15	
Year Built	1921	1930	1900	
Gross SqFt	9,216	13,007	10,482	
Estimated Gross Income	\$174,828	\$287,369	\$169,455	
Gross Income per SqFt	\$18.97	\$22.09	\$16.17	
Estimated Expense	\$49,582	\$80,030	\$81,579	
Expense SqFt	\$5.38	\$6.15	\$7.78	
Net Operating Income	\$125,246	\$207,339	\$87,876	
Full Market Value	\$895,000	\$1,404,000	\$524,000	
Market Value per SqFt	\$97.11	\$107.94	\$49.99	
Distance from Cooperative in miles		0.00	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00965-0038	3-01079-0040	3-01065-0027	
Address	264 6 AVENUE	70 PROSPECT PARK WEST	862 UNION STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	43	30	49	
Year Built	1921	1920	1920	
Gross SqFt	31,708	36,636	35,310	
Estimated Gross Income	\$609,745	\$669,787	\$712,129	
Gross Income per SqFt	\$19.23	\$18.28	\$20.17	
Estimated Expense	\$253,030	\$269,132	\$303,843	
Expense SqFt	\$7.98	\$7.35	\$8.61	
Net Operating Income	\$356,715	\$400,655	\$408,286	
Full Market Value	\$2,100,000	\$2,836,000	\$2,955,000	
Market Value per SqFt	\$66.23	\$77.41	\$83.69	
Distance from Cooperative in miles		0.45	0.34	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00974-0065	3-00964-0008	3-00453-0035	
Address	317 3 STREET	265 4 AVENUE	462 CARROLL STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	GOWANUS	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	13	14	15	
Year Built	1920	1930	1900	
Gross SqFt	8,132	13,007	10,482	
Estimated Gross Income	\$154,264	\$287,369	\$169,455	
Gross Income per SqFt	\$18.97	\$22.09	\$16.17	
Estimated Expense	\$43,750	\$80,030	\$81,579	
Expense SqFt	\$5.38	\$6.15	\$7.78	
Net Operating Income	\$110,514	\$207,339	\$87,876	
Full Market Value	\$789,000	\$1,404,000	\$524,000	
Market Value per SqFt	\$97.02	\$107.94	\$49.99	
Distance from Cooperative in miles		0.10	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00982-0022	3-00975-0017	3-00993-0029	3-00964-0008
Address	396 3 STREET	390 2 STREET	318 6 STREET	265 4 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	16	20	14
Year Built	1940	1920	1923	1930
Gross SqFt	11,704	16,752	15,000	13,007
Estimated Gross Income	\$244,262	\$265,407	\$313,103	\$287,369
Gross Income per SqFt	\$20.87	\$15.84	\$20.87	\$22.09
Estimated Expense	\$109,901	\$76,979	\$140,778	\$80,030
Expense SqFt	\$9.39	\$4.60	\$9.39	\$6.15
Net Operating Income	\$134,361	\$188,428	\$172,325	\$207,339
Full Market Value	\$979,000	\$1,284,000	\$1,256,000	\$1,404,000
Market Value per SqFt	\$83.65	\$76.65	\$83.73	\$107.94
Distance from Cooperative in miles		0.05	0.21	0.21

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00982-0025	3-00993-0029	3-00964-0008	
Address	404 3 STREET	318 6 STREET	265 4 AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	16	20	14	
Year Built	1931	1923	1930	
Gross SqFt	11,752	15,000	13,007	
Estimated Gross Income	\$252,433	\$313,103	\$287,369	
Gross Income per SqFt	\$21.48	\$20.87	\$22.09	
Estimated Expense	\$91,313	\$140,778	\$80,030	
Expense SqFt	\$7.77	\$9.39	\$6.15	
Net Operating Income	\$161,120	\$172,325	\$207,339	
Full Market Value	\$1,011,000	\$1,256,000	\$1,404,000	
Market Value per SqFt	\$86.03	\$83.73	\$107.94	
Distance from Cooperative in miles		0.21	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00982-0062	3-01078-0016	3-01189-0024	3-01065-0027
Address	333 4 STREET	530 2 STREET	934 CARROLL STREET	862 UNION STREET
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	47	58	49
Year Built	1931	1920	1926	1920
Gross SqFt	47,196	39,261	50,808	35,310
Estimated Gross Income	\$753,720	\$626,846	\$572,074	\$712,129
Gross Income per SqFt	\$15.97	\$15.97	\$11.26	\$20.17
Estimated Expense	\$281,760	\$234,364	\$313,903	\$303,843
Expense SqFt	\$5.97	\$5.97	\$6.18	\$8.61
Net Operating Income	\$471,960	\$392,482	\$258,171	\$408,286
Full Market Value	\$3,225,000	\$2,682,000	\$964,000	\$2,955,000
Market Value per SqFt	\$68.33	\$68.31	\$18.97	\$83.69
Distance from Cooperative in miles		0.30	1.19	0.43

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00987-0011	3-00993-0029	3-00975-0017	3-01089-0001
Address	270 5 STREET	318 6 STREET	390 2 STREET	719 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	20	16	32
Year Built	1911	1923	1920	1905
Gross SqFt	38,775	15,000	16,752	31,468
Estimated Gross Income	\$809,234	\$313,103	\$265,407	\$769,114
Gross Income per SqFt	\$20.87	\$20.87	\$15.84	\$24.44
Estimated Expense	\$364,097	\$140,778	\$76,979	\$317,360
Expense SqFt	\$9.39	\$9.39	\$4.60	\$10.09
Net Operating Income	\$445,137	\$172,325	\$188,428	\$451,754
Full Market Value	\$3,243,000	\$1,256,000	\$1,284,000	\$3,384,000
Market Value per SqFt	\$83.64	\$83.73	\$76.65	\$107.54
Distance from Cooperative in miles		0.05	0.21	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00993-0031	3-00993-0029	3-00993-0015	
Address	322 6 STREET	318 6 STREET	288 6 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	19	
Year Built	1923	1923	1929	
Gross SqFt	17,800	15,000	12,176	
Estimated Gross Income	\$347,990	\$313,103	\$221,803	
Gross Income per SqFt	\$19.55	\$20.87	\$18.22	
Estimated Expense	\$162,870	\$140,778	\$108,515	
Expense SqFt	\$9.15	\$9.39	\$8.91	
Net Operating Income	\$185,120	\$172,325	\$113,288	
Full Market Value	\$1,331,000	\$1,256,000	\$801,000	
Market Value per SqFt	\$74.78	\$83.73	\$65.79	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00995-0035	3-01006-0020	3-00976-0054	3-01089-0017
Address	462 6 STREET	374 8 STREET	477 3 STREET	562 7 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	18	16	20	16
Year Built	1924	1905	1931	1920
Gross SqFt	6,520	10,580	14,672	10,636
Estimated Gross Income	\$145,526	\$236,110	\$392,132	\$191,285
Gross Income per SqFt	\$22.32	\$22.32	\$26.73	\$17.98
Estimated Expense	\$39,576	\$64,237	\$107,531	\$60,747
Expense SqFt	\$6.07	\$6.07	\$7.33	\$5.71
Net Operating Income	\$105,950	\$171,873	\$284,601	\$130,538
Full Market Value	\$782,000	\$1,269,000	\$2,149,000	\$920,000
Market Value per SqFt	\$119.94	\$119.94	\$146.47	\$86.50
Distance from Cooperative in miles		0.10	0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00999-0017	3-00993-0029	3-01006-0020	
Address	350 7 STREET	318 6 STREET	374 8 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	27	20	16	
Year Built	1926	1923	1905	
Gross SqFt	17,860	15,000	10,580	
Estimated Gross Income	\$385,776	\$313,103	\$236,110	
Gross Income per SqFt	\$21.60	\$20.87	\$22.32	
Estimated Expense	\$138,058	\$140,778	\$64,237	
Expense SqFt	\$7.73	\$9.39	\$6.07	
Net Operating Income	\$247,718	\$172,325	\$171,873	
Full Market Value	\$1,817,000	\$1,256,000	\$1,269,000	
Market Value per SqFt	\$101.74	\$83.73	\$119.94	
Distance from Cooperative in miles		0.16	0.15	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01006-0055	3-00993-0029	3-01089-0017	
Address	413 9 STREET	318 6 STREET	562 7 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	16	
Year Built	1912	1923	1920	
Gross SqFt	17,970	15,000	10,636	
Estimated Gross Income	\$329,929	\$313,103	\$191,285	
Gross Income per SqFt	\$18.36	\$20.87	\$17.98	
Estimated Expense	\$125,790	\$140,778	\$60,747	
Expense SqFt	\$7.00	\$9.39	\$5.71	
Net Operating Income	\$204,139	\$172,325	\$130,538	
Full Market Value	\$1,447,000	\$1,256,000	\$920,000	
Market Value per SqFt	\$80.52	\$83.73	\$86.50	
Distance from Cooperative in miles		0.31	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01029-0060	3-01029-0008	3-01006-0020	3-01040-0061
Address	297 13 STREET	501 5 AVENUE	374 8 STREET	117 15 STREET
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE	GOWANUS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	11	16	16
Year Built	1920	1920	1905	1931
Gross SqFt	18,000	11,254	10,580	20,020
Estimated Gross Income	\$351,720	\$202,258	\$236,110	\$391,263
Gross Income per SqFt	\$19.54	\$17.97	\$22.32	\$19.54
Estimated Expense	\$134,100	\$44,473	\$64,237	\$149,076
Expense SqFt	\$7.45	\$3.95	\$6.07	\$7.45
Net Operating Income	\$217,620	\$157,785	\$171,873	\$242,187
Full Market Value	\$1,564,000	\$1,112,000	\$1,269,000	\$1,741,000
Market Value per SqFt	\$86.89	\$98.81	\$119.94	\$86.96
Distance from Cooperative in miles		0.00	0.24	0.31

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01051-0024	3-01028-0056	3-01028-0054	3-00718-0030
Address	88 16 STREET	243 13 STREET	247 13 STREET	354 41 STREET
Neighborhood	GOWANUS	PARK SLOPE SOUTH	PARK SLOPE SOUTH	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	25	25	16
Year Built	1912	1914	1914	1914
Gross SqFt	16,480	18,000	22,000	11,000
Estimated Gross Income	\$259,230	\$471,504	\$345,984	\$168,309
Gross Income per SqFt	\$15.73	\$26.19	\$15.73	\$15.30
Estimated Expense	\$111,240	\$152,063	\$148,462	\$86,529
Expense SqFt	\$6.75	\$8.45	\$6.75	\$7.87
Net Operating Income	\$147,990	\$319,441	\$197,522	\$81,780
Full Market Value	\$1,007,000	\$2,411,000	\$1,344,000	\$406,000
Market Value per SqFt	\$61.10	\$133.94	\$61.09	\$36.91
Distance from Cooperative in miles		0.24	0.24	1.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01058-0019	3-01158-0016	3-01165-0054	
Address	164 STERLING PLACE	170 PROSPECT PLACE	166 UNDERHILL AVENUE	
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	16	16	
Year Built	1920	1931	1901	
Gross SqFt	11,157	16,124	8,496	
Estimated Gross Income	\$289,970	\$445,053	\$207,172	
Gross Income per SqFt	\$25.99	\$27.60	\$24.38	
Estimated Expense	\$103,202	\$173,312	\$65,842	
Expense SqFt	\$9.25	\$10.75	\$7.75	
Net Operating Income	\$186,768	\$271,741	\$141,330	
Full Market Value	\$1,410,000	\$2,052,000	\$553,000	
Market Value per SqFt	\$126.38	\$127.26	\$65.09	
Distance from Cooperative in miles		0.14	0.26	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01058-0024	3-01158-0016	3-01066-0011	3-01172-0028
Address	176 STERLING PLACE	170 PROSPECT PLACE	882 UNION STREET	304 ST JOHN'S PLACE
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16	13
Year Built	1906	1931	1910	1920
Gross SqFt	11,732	16,124	13,480	12,285
Estimated Gross Income	\$261,389	\$445,053	\$292,074	\$273,652
Gross Income per SqFt	\$22.28	\$27.60	\$21.67	\$22.28
Estimated Expense	\$107,113	\$173,312	\$93,006	\$112,197
Expense SqFt	\$9.13	\$10.75	\$6.90	\$9.13
Net Operating Income	\$154,276	\$271,741	\$199,068	\$161,455
Full Market Value	\$1,138,000	\$2,052,000	\$1,461,000	\$1,191,000
Market Value per SqFt	\$97.00	\$127.26	\$108.38	\$96.95
Distance from Cooperative in miles		0.14	0.26	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01059-0050	3-01078-0016	3-01148-0001	
Address	235 LINCOLN PLACE	530 2 STREET	597 GRAND AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	47	47	52	
Year Built	1937	1920	1900	
Gross SqFt	57,786	39,261	56,377	
Estimated Gross Income	\$951,735	\$626,846	\$956,250	
Gross Income per SqFt	\$16.47	\$15.97	\$16.96	
Estimated Expense	\$322,446	\$234,364	\$292,227	
Expense SqFt	\$5.58	\$5.97	\$5.18	
Net Operating Income	\$629,289	\$392,482	\$664,023	
Full Market Value	\$4,338,000	\$2,682,000	\$4,521,000	
Market Value per SqFt	\$75.07	\$68.31	\$80.19	
Distance from Cooperative in miles		0.43	0.66	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01059-0055	3-01078-0016	3-01148-0001	
Address	225 LINCOLN PLACE	530 2 STREET	597 GRAND AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	56	47	52	
Year Built	1920	1920	1900	
Gross SqFt	70,042	39,261	56,377	
Estimated Gross Income	\$1,153,592	\$626,846	\$956,250	
Gross Income per SqFt	\$16.47	\$15.97	\$16.96	
Estimated Expense	\$390,834	\$234,364	\$292,227	
Expense SqFt	\$5.58	\$5.97	\$5.18	
Net Operating Income	\$762,758	\$392,482	\$664,023	
Full Market Value	\$5,257,000	\$2,682,000	\$4,521,000	
Market Value per SqFt	\$75.05	\$68.31	\$80.19	
Distance from Cooperative in miles		0.43	0.66	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01059-0061	3-01078-0016	3-01148-0001	
Address	209 LINCOLN PLACE	530 2 STREET	597 GRAND AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	59	47	52	
Year Built	1928	1920	1900	
Gross SqFt	57,700	39,261	56,377	
Estimated Gross Income	\$950,319	\$626,846	\$956,250	
Gross Income per SqFt	\$16.47	\$15.97	\$16.96	
Estimated Expense	\$321,966	\$234,364	\$292,227	
Expense SqFt	\$5.58	\$5.97	\$5.18	
Net Operating Income	\$628,353	\$392,482	\$664,023	
Full Market Value	\$4,331,000	\$2,682,000	\$4,521,000	
Market Value per SqFt	\$75.06	\$68.31	\$80.19	
Distance from Cooperative in miles		0.43	0.66	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01060-0008	3-01148-0001	3-01078-0016	
Address	3 PLAZA ST WEST	597 GRAND AVENUE	530 2 STREET	
Neighborhood	PARK SLOPE	CROWN HEIGHTS	PARK SLOPE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	60	52	47	
Year Built	1928	1900	1920	
Gross SqFt	64,125	56,377	39,261	
Estimated Gross Income	\$1,056,139	\$956,250	\$626,846	
Gross Income per SqFt	\$16.47	\$16.96	\$15.97	
Estimated Expense	\$357,818	\$292,227	\$234,364	
Expense SqFt	\$5.58	\$5.18	\$5.97	
Net Operating Income	\$698,321	\$664,023	\$392,482	
Full Market Value	\$4,813,000	\$4,521,000	\$2,682,000	
Market Value per SqFt	\$75.06	\$80.19	\$68.31	
Distance from Cooperative in miles		0.59	0.44	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01062-0011	3-01078-0016	3-01148-0001	
Address	25 PLAZA ST WEST	530 2 STREET	597 GRAND AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	63	47	52	
Year Built	1941	1920	1900	
Gross SqFt	72,900	39,261	56,377	
Estimated Gross Income	\$1,200,663	\$626,846	\$956,250	
Gross Income per SqFt	\$16.47	\$15.97	\$16.96	
Estimated Expense	\$406,782	\$234,364	\$292,227	
Expense SqFt	\$5.58	\$5.97	\$5.18	
Net Operating Income	\$793,881	\$392,482	\$664,023	
Full Market Value	\$5,472,000	\$2,682,000	\$4,521,000	
Market Value per SqFt	\$75.06	\$68.31	\$80.19	
Distance from Cooperative in miles		0.39	0.63	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01063-0026	3-01078-0016	3-01978-0029	
Address	220 BERKELEY PLACE	530 2 STREET	506 WASHINGTON AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	CLINTON HILL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	64	47	23	
Year Built	1956	1920	2005	
Gross SqFt	43,872	39,261	30,935	
Estimated Gross Income	\$735,295	\$626,846	\$542,547	
Gross Income per SqFt	\$16.76	\$15.97	\$17.54	
Estimated Expense	\$232,960	\$234,364	\$143,446	
Expense SqFt	\$5.31	\$5.97	\$4.64	
Net Operating Income	\$502,335	\$392,482	\$399,101	
Full Market Value	\$3,478,000	\$2,682,000	\$2,796,000	
Market Value per SqFt	\$79.28	\$68.31	\$90.38	
Distance from Cooperative in miles		0.33	0.79	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01064-0018	3-01079-0040	3-01078-0016	3-01148-0001
Address	39 PLAZA ST WEST	70 PROSPECT PARK WEST	530 2 STREET	597 GRAND AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	38	30	47	52
Year Built	1927	1920	1920	1900
Gross SqFt	65,000	36,636	39,261	56,377
Estimated Gross Income	\$1,102,400	\$669,787	\$626,846	\$956,250
Gross Income per SqFt	\$16.96	\$18.28	\$15.97	\$16.96
Estimated Expense	\$336,700	\$269,132	\$234,364	\$292,227
Expense SqFt	\$5.18	\$7.35	\$5.97	\$5.18
Net Operating Income	\$765,700	\$400,655	\$392,482	\$664,023
Full Market Value	\$5,319,000	\$2,836,000	\$2,682,000	\$4,521,000
Market Value per SqFt	\$81.83	\$77.41	\$68.31	\$80.19
Distance from Cooperative in miles		0.33	0.35	0.65

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01064-0021	3-01078-0016	3-01148-0001	
Address	45 PLAZA ST WEST	530 2 STREET	597 GRAND AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	46	47	52	
Year Built	1941	1920	1900	
Gross SqFt	46,200	39,261	56,377	
Estimated Gross Income	\$760,914	\$626,846	\$956,250	
Gross Income per SqFt	\$16.47	\$15.97	\$16.96	
Estimated Expense	\$257,796	\$234,364	\$292,227	
Expense SqFt	\$5.58	\$5.97	\$5.18	
Net Operating Income	\$503,118	\$392,482	\$664,023	
Full Market Value	\$3,468,000	\$2,682,000	\$4,521,000	
Market Value per SqFt	\$75.06	\$68.31	\$80.19	
Distance from Cooperative in miles		0.35	0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01064-0024	3-01078-0016	3-01079-0040	3-01185-0034
Address	47 PLAZA ST WEST	530 2 STREET	70 PROSPECT PARK WEST	302 EASTERN PARKWAY
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	47	30	48
Year Built	1928	1920	1920	1923
Gross SqFt	94,821	39,261	36,636	42,984
Estimated Gross Income	\$1,514,291	\$626,846	\$669,787	\$605,698
Gross Income per SqFt	\$15.97	\$15.97	\$18.28	\$14.09
Estimated Expense	\$566,081	\$234,364	\$269,132	\$275,425
Expense SqFt	\$5.97	\$5.97	\$7.35	\$6.41
Net Operating Income	\$948,210	\$392,482	\$400,655	\$330,273
Full Market Value	\$6,038,000	\$2,682,000	\$2,836,000	\$2,172,000
Market Value per SqFt	\$63.68	\$68.31	\$77.41	\$50.53
Distance from Cooperative in miles		0.35	0.33	0.67

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01064-0037	3-01078-0016	3-01148-0001	
Address	925 UNION STREET	530 2 STREET	597 GRAND AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	52	47	52	
Year Built	1920	1920	1900	
Gross SqFt	43,032	39,261	56,377	
Estimated Gross Income	\$708,737	\$626,846	\$956,250	
Gross Income per SqFt	\$16.47	\$15.97	\$16.96	
Estimated Expense	\$240,119	\$234,364	\$292,227	
Expense SqFt	\$5.58	\$5.97	\$5.18	
Net Operating Income	\$468,618	\$392,482	\$664,023	
Full Market Value	\$3,230,000	\$2,682,000	\$4,521,000	
Market Value per SqFt	\$75.06	\$68.31	\$80.19	
Distance from Cooperative in miles		0.35	0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01065-0031	3-01078-0016	3-01148-0001	
Address	78 8 AVENUE	530 2 STREET	597 GRAND AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	58	47	52	
Year Built	1923	1920	1900	
Gross SqFt	51,654	39,261	56,377	
Estimated Gross Income	\$850,741	\$626,846	\$956,250	
Gross Income per SqFt	\$16.47	\$15.97	\$16.96	
Estimated Expense	\$288,229	\$234,364	\$292,227	
Expense SqFt	\$5.58	\$5.97	\$5.18	
Net Operating Income	\$562,512	\$392,482	\$664,023	
Full Market Value	\$3,877,000	\$2,682,000	\$4,521,000	
Market Value per SqFt	\$75.06	\$68.31	\$80.19	
Distance from Cooperative in miles		0.27	0.76	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01065-0037	3-01078-0016	3-01148-0001	
Address	90 8 AVENUE	530 2 STREET	597 GRAND AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	60	47	52	
Year Built	1928	1920	1900	
Gross SqFt	73,400	39,261	56,377	
Estimated Gross Income	\$1,208,898	\$626,846	\$956,250	
Gross Income per SqFt	\$16.47	\$15.97	\$16.96	
Estimated Expense	\$409,572	\$234,364	\$292,227	
Expense SqFt	\$5.58	\$5.97	\$5.18	
Net Operating Income	\$799,326	\$392,482	\$664,023	
Full Market Value	\$5,510,000	\$2,682,000	\$4,521,000	
Market Value per SqFt	\$75.07	\$68.31	\$80.19	
Distance from Cooperative in miles		0.27	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01066-0023	3-01066-0011	3-01172-0028	3-01172-0029
Address	904 UNION STREET	882 UNION STREET	304 ST JOHN'S PLACE	310 ST JOHN'S PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	13	13
Year Built	1910	1910	1920	1920
Gross SqFt	7,252	13,480	12,285	12,660
Estimated Gross Income	\$157,151	\$292,074	\$273,652	\$273,652
Gross Income per SqFt	\$21.67	\$21.67	\$22.28	\$21.62
Estimated Expense	\$50,039	\$93,006	\$112,197	\$112,197
Expense SqFt	\$6.90	\$6.90	\$9.13	\$8.86
Net Operating Income	\$107,112	\$199,068	\$161,455	\$161,455
Full Market Value	\$786,000	\$1,461,000	\$1,191,000	\$1,184,000
Market Value per SqFt	\$108.38	\$108.38	\$96.95	\$93.52
Distance from Cooperative in miles		0.00	0.23	0.23

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01066-0030	3-01079-0040	3-01078-0016	
Address	916 UNION STREET	70 PROSPECT PARK WEST	530 2 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	30	47	
Year Built	1920	1920	1920	
Gross SqFt	21,840	36,636	39,261	
Estimated Gross Income	\$374,119	\$669,787	\$626,846	
Gross Income per SqFt	\$17.13	\$18.28	\$15.97	
Estimated Expense	\$145,454	\$269,132	\$234,364	
Expense SqFt	\$6.66	\$7.35	\$5.97	
Net Operating Income	\$228,665	\$400,655	\$392,482	
Full Market Value	\$1,592,000	\$2,836,000	\$2,682,000	
Market Value per SqFt	\$72.89	\$77.41	\$68.31	
Distance from Cooperative in miles		0.29	0.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01066-0032	3-01079-0040	3-01079-0001	
Address	920 UNION STREET	70 PROSPECT PARK WEST	575 3 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	17	30	36	
Year Built	1920	1920	1920	
Gross SqFt	18,000	36,636	32,388	
Estimated Gross Income	\$329,940	\$669,787	\$594,818	
Gross Income per SqFt	\$18.33	\$18.28	\$18.37	
Estimated Expense	\$140,940	\$269,132	\$269,041	
Expense SqFt	\$7.83	\$7.35	\$8.31	
Net Operating Income	\$189,000	\$400,655	\$325,777	
Full Market Value	\$1,339,000	\$2,836,000	\$1,044,000	
Market Value per SqFt	\$74.39	\$77.41	\$32.23	
Distance from Cooperative in miles		0.29	0.29	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01066-0063	3-01066-0011	3-01172-0029	
Address	915 PRESIDENT STREET	882 UNION STREET	310 ST JOHN'S PLACE	
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	12	16	13	
Year Built	1920	1910	1920	
Gross SqFt	7,500	13,480	12,660	
Estimated Gross Income	\$162,375	\$292,074	\$273,652	
Gross Income per SqFt	\$21.65	\$21.67	\$21.62	
Estimated Expense	\$59,100	\$93,006	\$112,197	
Expense SqFt	\$7.88	\$6.90	\$8.86	
Net Operating Income	\$103,275	\$199,068	\$161,455	
Full Market Value	\$758,000	\$1,461,000	\$1,184,000	
Market Value per SqFt	\$101.07	\$108.38	\$93.52	
Distance from Cooperative in miles		0.00	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01067-0039	3-01065-0027	3-01063-0021	3-01081-0043
Address	100 8 AVENUE	862 UNION STREET	206 BERKELEY PLACE	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	49	24	41
Year Built	1920	1920	1920	1920
Gross SqFt	26,880	35,310	11,754	41,113
Estimated Gross Income	\$590,554	\$712,129	\$346,809	\$903,137
Gross Income per SqFt	\$21.97	\$20.17	\$29.51	\$21.97
Estimated Expense	\$192,998	\$303,843	\$74,318	\$295,225
Expense SqFt	\$7.18	\$8.61	\$6.32	\$7.18
Net Operating Income	\$397,556	\$408,286	\$272,491	\$607,912
Full Market Value	\$2,925,000	\$2,955,000	\$1,962,000	\$4,474,000
Market Value per SqFt	\$108.82	\$83.69	\$166.92	\$108.82
Distance from Cooperative in miles		0.05	0.10	0.32

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01067-0045	3-01177-0007	3-01156-0015	
Address	118 8 AVENUE	781 WASHINGTON AVENUE	480 ST MARK'S AVENUE	
Neighborhood	PARK SLOPE	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	
Total Units	55	63	71	
Year Built	1936	1920	1930	
Gross SqFt	72,160	47,925	42,562	
Estimated Gross Income	\$1,658,958	\$1,031,817	\$1,040,134	
Gross Income per SqFt	\$22.99	\$21.53	\$24.44	
Estimated Expense	\$593,155	\$426,050	\$321,046	
Expense SqFt	\$8.22	\$8.89	\$7.54	
Net Operating Income	\$1,065,803	\$605,767	\$719,088	
Full Market Value	\$7,902,000	\$2,468,000	\$5,388,000	
Market Value per SqFt	\$109.51	\$51.50	\$126.59	
Distance from Cooperative in miles		0.69	0.91	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01068-0003	3-01066-0011	3-01172-0028	3-01172-0029
Address	115 8 AVENUE	882 UNION STREET	304 ST JOHN'S PLACE	310 ST JOHN'S PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	13	13
Year Built	1920	1910	1920	1920
Gross SqFt	5,780	13,480	12,285	12,660
Estimated Gross Income	\$125,253	\$292,074	\$273,652	\$273,652
Gross Income per SqFt	\$21.67	\$21.67	\$22.28	\$21.62
Estimated Expense	\$39,882	\$93,006	\$112,197	\$112,197
Expense SqFt	\$6.90	\$6.90	\$9.13	\$8.86
Net Operating Income	\$85,371	\$199,068	\$161,455	\$161,455
Full Market Value	\$626,000	\$1,461,000	\$1,191,000	\$1,184,000
Market Value per SqFt	\$108.30	\$108.38	\$96.95	\$93.52
Distance from Cooperative in miles		0.05	0.26	0.26

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01068-0037	3-01078-0016	3-01185-0034	
Address	9 PROSPECT PARK WEST	530 2 STREET	302 EASTERN PARKWAY	
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	43	47	48	
Year Built	1929	1920	1923	
Gross SqFt	120,000	39,261	42,984	
Estimated Gross Income	\$1,803,600	\$626,846	\$605,698	
Gross Income per SqFt	\$15.03	\$15.97	\$14.09	
Estimated Expense	\$742,800	\$234,364	\$275,425	
Expense SqFt	\$6.19	\$5.97	\$6.41	
Net Operating Income	\$1,060,800	\$392,482	\$330,273	
Full Market Value	\$7,120,000	\$2,682,000	\$2,172,000	
Market Value per SqFt	\$59.33	\$68.31	\$50.53	
Distance from Cooperative in miles		0.28	0.67	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01071-0002	3-01066-0011	3-00976-0054	3-00975-0017
Address	19 FISKE PLACE	882 UNION STREET	477 3 STREET	390 2 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	16	20	16
Year Built	1920	1910	1931	1920
Gross SqFt	16,350	13,480	14,672	16,752
Estimated Gross Income	\$354,305	\$292,074	\$392,132	\$265,407
Gross Income per SqFt	\$21.67	\$21.67	\$26.73	\$15.84
Estimated Expense	\$112,815	\$93,006	\$107,531	\$76,979
Expense SqFt	\$6.90	\$6.90	\$7.33	\$4.60
Net Operating Income	\$241,490	\$199,068	\$284,601	\$188,428
Full Market Value	\$1,772,000	\$1,461,000	\$2,149,000	\$1,284,000
Market Value per SqFt	\$108.38	\$108.38	\$146.47	\$76.65
Distance from Cooperative in miles		0.15	0.25	0.38

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01071-0004	3-01078-0016	3-01156-0001	3-01170-0005
Address	140 8 AVENUE	530 2 STREET	699 CLASSON AVENUE	36 PLAZA ST EAST
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	94	47	76	85
Year Built	1936	1920	1930	1926
Gross SqFt	97,768	39,261	71,567	75,535
Estimated Gross Income	\$1,886,922	\$626,846	\$1,381,190	\$1,561,505
Gross Income per SqFt	\$19.30	\$15.97	\$19.30	\$20.67
Estimated Expense	\$420,402	\$234,364	\$307,768	\$718,070
Expense SqFt	\$4.30	\$5.97	\$4.30	\$9.51
Net Operating Income	\$1,466,520	\$392,482	\$1,073,422	\$843,435
Full Market Value	\$10,514,000	\$2,682,000	\$6,740,000	\$6,133,000
Market Value per SqFt	\$107.54	\$68.31	\$94.18	\$81.19
Distance from Cooperative in miles		0.17	0.92	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01071-0014	3-00407-0026	3-00401-0041	
Address	814 CARROLL STREET	126 4 AVENUE	110 4 AVENUE	
Neighborhood	PARK SLOPE	GOWANUS	BOERUM HILL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	72	56	50	
Year Built	1950	2006	2007	
Gross SqFt	59,520	62,292	58,590	
Estimated Gross Income	\$1,560,019	\$1,713,487	\$1,458,669	
Gross Income per SqFt	\$26.21	\$27.51	\$24.90	
Estimated Expense	\$578,534	\$579,931	\$593,141	
Expense SqFt	\$9.72	\$9.31	\$10.12	
Net Operating Income	\$981,485	\$1,133,556	\$865,528	
Full Market Value	\$7,410,000	\$7,830,000	\$4,084,000	
Market Value per SqFt	\$124.50	\$125.70	\$69.70	
Distance from Cooperative in miles		0.73	0.76	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01071-0034	3-01066-0011	3-00976-0054	3-00975-0017
Address	259 GARFIELD PLACE	882 UNION STREET	477 3 STREET	390 2 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	17	16	20	16
Year Built	1904	1910	1931	1920
Gross SqFt	24,312	13,480	14,672	16,752
Estimated Gross Income	\$526,841	\$292,074	\$392,132	\$265,407
Gross Income per SqFt	\$21.67	\$21.67	\$26.73	\$15.84
Estimated Expense	\$167,753	\$93,006	\$107,531	\$76,979
Expense SqFt	\$6.90	\$6.90	\$7.33	\$4.60
Net Operating Income	\$359,088	\$199,068	\$284,601	\$188,428
Full Market Value	\$2,635,000	\$1,461,000	\$2,149,000	\$1,284,000
Market Value per SqFt	\$108.38	\$108.38	\$146.47	\$76.65
Distance from Cooperative in miles		0.15	0.25	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01072-0040	3-01078-0016	3-01185-0034	3-01148-0001
Address	27 PROSPECT PARK WEST	530 2 STREET	302 EASTERN PARKWAY	597 GRAND AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	33	47	48	52
Year Built	1928	1920	1923	1900
Gross SqFt	57,824	39,261	42,984	56,377
Estimated Gross Income	\$923,449	\$626,846	\$605,698	\$956,250
Gross Income per SqFt	\$15.97	\$15.97	\$14.09	\$16.96
Estimated Expense	\$345,209	\$234,364	\$275,425	\$292,227
Expense SqFt	\$5.97	\$5.97	\$6.41	\$5.18
Net Operating Income	\$578,240	\$392,482	\$330,273	\$664,023
Full Market Value	\$3,952,000	\$2,682,000	\$2,172,000	\$4,521,000
Market Value per SqFt	\$68.35	\$68.31	\$50.53	\$80.19
Distance from Cooperative in miles		0.24	0.68	0.75

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01073-0005	3-01075-0001	3-01089-0001	3-01153-0010
Address	133 8 AVENUE	189 8 AVENUE	719 8 AVENUE	93 UNDERHILL AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	12	32	35
Year Built	1910	1920	1905	1930
Gross SqFt	35,424	19,540	31,468	32,835
Estimated Gross Income	\$634,798	\$282,263	\$769,114	\$588,389
Gross Income per SqFt	\$17.92	\$14.45	\$24.44	\$17.92
Estimated Expense	\$242,654	\$97,761	\$317,360	\$224,912
Expense SqFt	\$6.85	\$5.00	\$10.09	\$6.85
Net Operating Income	\$392,144	\$184,502	\$451,754	\$363,477
Full Market Value	\$2,763,000	\$1,009,000	\$3,384,000	\$2,561,000
Market Value per SqFt	\$78.00	\$51.64	\$107.54	\$78.00
Distance from Cooperative in miles		0.05	0.39	0.63

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01073-0041	3-01078-0016	3-01164-0064	3-01180-0001
Address	35 PROSPECT PARK WEST	530 2 STREET	215 STERLING PLACE	201 EASTERN PARKWAY
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	76	47	82	105
Year Built	1929	1920	1937	1924
Gross SqFt	191,654	39,261	92,902	138,380
Estimated Gross Income	\$3,045,382	\$626,846	\$1,476,143	\$1,723,737
Gross Income per SqFt	\$15.89	\$15.97	\$15.89	\$12.46
Estimated Expense	\$1,188,255	\$234,364	\$576,201	\$727,100
Expense SqFt	\$6.20	\$5.97	\$6.20	\$5.25
Net Operating Income	\$1,857,127	\$392,482	\$899,942	\$996,637
Full Market Value	\$12,672,000	\$2,682,000	\$6,140,000	\$6,278,000
Market Value per SqFt	\$66.12	\$68.31	\$66.09	\$45.37
Distance from Cooperative in miles		0.21	0.42	0.61

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01075-0035	3-01078-0016	3-01148-0001	
Address	40 PROSPECT PARK WEST	530 2 STREET	597 GRAND AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	62	47	52	
Year Built	1942	1920	1900	
Gross SqFt	67,134	39,261	56,377	
Estimated Gross Income	\$1,105,697	\$626,846	\$956,250	
Gross Income per SqFt	\$16.47	\$15.97	\$16.96	
Estimated Expense	\$374,608	\$234,364	\$292,227	
Expense SqFt	\$5.58	\$5.97	\$5.18	
Net Operating Income	\$731,089	\$392,482	\$664,023	
Full Market Value	\$5,039,000	\$2,682,000	\$4,521,000	
Market Value per SqFt	\$75.06	\$68.31	\$80.19	
Distance from Cooperative in miles		0.18	0.84	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01075-0039	3-01078-0016	3-01148-0001	
Address	44 PROSPECT PARK WEST	530 2 STREET	597 GRAND AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	55	47	52	
Year Built	1940	1920	1900	
Gross SqFt	60,744	39,261	56,377	
Estimated Gross Income	\$1,000,454	\$626,846	\$956,250	
Gross Income per SqFt	\$16.47	\$15.97	\$16.96	
Estimated Expense	\$338,952	\$234,364	\$292,227	
Expense SqFt	\$5.58	\$5.97	\$5.18	
Net Operating Income	\$661,502	\$392,482	\$664,023	
Full Market Value	\$4,560,000	\$2,682,000	\$4,521,000	
Market Value per SqFt	\$75.07	\$68.31	\$80.19	
Distance from Cooperative in miles		0.18	0.84	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01077-0007	3-01075-0001	3-01066-0011	3-00976-0054
Address	199 8 AVENUE	189 8 AVENUE	882 UNION STREET	477 3 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	16	12	16	20
Year Built	1920	1920	1910	1931
Gross SqFt	11,272	19,540	13,480	14,672
Estimated Gross Income	\$244,264	\$282,263	\$292,074	\$392,132
Gross Income per SqFt	\$21.67	\$14.45	\$21.67	\$26.73
Estimated Expense	\$77,777	\$97,761	\$93,006	\$107,531
Expense SqFt	\$6.90	\$5.00	\$6.90	\$7.33
Net Operating Income	\$166,487	\$184,502	\$199,068	\$284,601
Full Market Value	\$1,222,000	\$1,009,000	\$1,461,000	\$2,149,000
Market Value per SqFt	\$108.41	\$51.64	\$108.38	\$146.47
Distance from Cooperative in miles		0.05	0.24	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01080-0035	3-01079-0040	3-05024-0001	
Address	300 8 AVENUE	70 PROSPECT PARK WEST	99 OCEAN AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	FLATBUSH-LEFFERTS GARDEN	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	95	30	85	
Year Built	1920	1920	1925	
Gross SqFt	40,558	36,636	49,443	
Estimated Gross Income	\$725,988	\$669,787	\$865,864	
Gross Income per SqFt	\$17.90	\$18.28	\$17.51	
Estimated Expense	\$273,767	\$269,132	\$303,952	
Expense SqFt	\$6.75	\$7.35	\$6.15	
Net Operating Income	\$452,221	\$400,655	\$561,912	
Full Market Value	\$3,185,000	\$2,836,000	\$5,409,000	
Market Value per SqFt	\$78.53	\$77.41	\$109.40	
Distance from Cooperative in miles		0.15	0.99	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01080-0041	3-01075-0001	3-01006-0020	
Address	314 8 AVENUE	189 8 AVENUE	374 8 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	11	12	16	
Year Built	1920	1920	1905	
Gross SqFt	11,728	19,540	10,580	
Estimated Gross Income	\$215,678	\$282,263	\$236,110	
Gross Income per SqFt	\$18.39	\$14.45	\$22.32	
Estimated Expense	\$64,973	\$97,761	\$64,237	
Expense SqFt	\$5.54	\$5.00	\$6.07	
Net Operating Income	\$150,705	\$184,502	\$171,873	
Full Market Value	\$869,000	\$1,009,000	\$1,269,000	
Market Value per SqFt	\$74.10	\$51.64	\$119.94	
Distance from Cooperative in miles		0.21	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01080-0043	3-01075-0001	3-01089-0017	
Address	320 8 AVENUE	189 8 AVENUE	562 7 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	12	12	16	
Year Built	1920	1920	1920	
Gross SqFt	12,976	19,540	10,636	
Estimated Gross Income	\$175,955	\$282,263	\$191,285	
Gross Income per SqFt	\$13.56	\$14.45	\$17.98	
Estimated Expense	\$64,231	\$97,761	\$60,747	
Expense SqFt	\$4.95	\$5.00	\$5.71	
Net Operating Income	\$111,724	\$184,502	\$130,538	
Full Market Value	\$622,000	\$1,009,000	\$920,000	
Market Value per SqFt	\$47.93	\$51.64	\$86.50	
Distance from Cooperative in miles		0.21	0.24	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01081-0038	3-01079-0040	3-01079-0001	3-01081-0043
Address	75 PROSPECT PARK WEST	70 PROSPECT PARK WEST	575 3 STREET	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	30	36	41
Year Built	1920	1920	1920	1920
Gross SqFt	35,826	36,636	32,388	41,113
Estimated Gross Income	\$658,124	\$669,787	\$594,818	\$903,137
Gross Income per SqFt	\$18.37	\$18.28	\$18.37	\$21.97
Estimated Expense	\$297,714	\$269,132	\$269,041	\$295,225
Expense SqFt	\$8.31	\$7.35	\$8.31	\$7.18
Net Operating Income	\$360,410	\$400,655	\$325,777	\$607,912
Full Market Value	\$2,554,000	\$2,836,000	\$1,044,000	\$4,474,000
Market Value per SqFt	\$71.29	\$77.41	\$32.23	\$108.82
Distance from Cooperative in miles		0.05	0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01083-0005	3-01079-0040	3-01078-0016	
Address	411 8 AVENUE	70 PROSPECT PARK WEST	530 2 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	30	47	
Year Built	1922	1920	1920	
Gross SqFt	49,188	36,636	39,261	
Estimated Gross Income	\$842,590	\$669,787	\$626,846	
Gross Income per SqFt	\$17.13	\$18.28	\$15.97	
Estimated Expense	\$327,592	\$269,132	\$234,364	
Expense SqFt	\$6.66	\$7.35	\$5.97	
Net Operating Income	\$514,998	\$400,655	\$392,482	
Full Market Value	\$2,687,000	\$2,836,000	\$2,682,000	
Market Value per SqFt	\$54.63	\$77.41	\$68.31	
Distance from Cooperative in miles		0.10	0.18	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01083-0038	3-01089-0001	3-01089-0017	3-01075-0001
Address	86 PROSPECT PARK WEST	719 8 AVENUE	562 7 STREET	189 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	32	16	12
Year Built	1909	1905	1920	1920
Gross SqFt	29,628	31,468	10,636	19,540
Estimated Gross Income	\$428,125	\$769,114	\$191,285	\$282,263
Gross Income per SqFt	\$14.45	\$24.44	\$17.98	\$14.45
Estimated Expense	\$148,140	\$317,360	\$60,747	\$97,761
Expense SqFt	\$5.00	\$10.09	\$5.71	\$5.00
Net Operating Income	\$279,985	\$451,754	\$130,538	\$184,502
Full Market Value	\$1,856,000	\$3,384,000	\$920,000	\$1,009,000
Market Value per SqFt	\$62.64	\$107.54	\$86.50	\$51.64
Distance from Cooperative in miles		0.15	0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01083-0045	3-01089-0017	3-01075-0001	3-01006-0020
Address	92 PROSPECT PARK WEST	562 7 STREET	189 8 AVENUE	374 8 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	12	16
Year Built	1920	1920	1920	1905
Gross SqFt	14,368	10,636	19,540	10,580
Estimated Gross Income	\$207,618	\$191,285	\$282,263	\$236,110
Gross Income per SqFt	\$14.45	\$17.98	\$14.45	\$22.32
Estimated Expense	\$71,840	\$60,747	\$97,761	\$64,237
Expense SqFt	\$5.00	\$5.71	\$5.00	\$6.07
Net Operating Income	\$135,778	\$130,538	\$184,502	\$171,873
Full Market Value	\$900,000	\$920,000	\$1,009,000	\$1,269,000
Market Value per SqFt	\$62.64	\$86.50	\$51.64	\$119.94
Distance from Cooperative in miles		0.15	0.20	0.35

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01089-0040	3-01079-0040	3-01078-0016	3-01185-0034
Address	123 PROSPECT PARK WEST	70 PROSPECT PARK WEST	530 2 STREET	302 EASTERN PARKWAY
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	38	30	47	48
Year Built	1920	1920	1920	1923
Gross SqFt	43,716	36,636	39,261	42,984
Estimated Gross Income	\$698,145	\$669,787	\$626,846	\$605,698
Gross Income per SqFt	\$15.97	\$18.28	\$15.97	\$14.09
Estimated Expense	\$260,985	\$269,132	\$234,364	\$275,425
Expense SqFt	\$5.97	\$7.35	\$5.97	\$6.41
Net Operating Income	\$437,160	\$400,655	\$392,482	\$330,273
Full Market Value	\$2,987,000	\$2,836,000	\$2,682,000	\$2,172,000
Market Value per SqFt	\$68.33	\$77.41	\$68.31	\$50.53
Distance from Cooperative in miles		0.25	0.29	0.97

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01089-0063	3-01006-0020	3-01087-0022	3-01172-0027
Address	527 8 STREET	374 8 STREET	594 6 STREET	298 ST JOHN'S PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16	15
Year Built	1920	1905	1920	1920
Gross SqFt	8,628	10,580	9,960	13,923
Estimated Gross Income	\$169,540	\$236,110	\$149,035	\$273,652
Gross Income per SqFt	\$19.65	\$22.32	\$14.96	\$19.65
Estimated Expense	\$69,542	\$64,237	\$61,817	\$112,197
Expense SqFt	\$8.06	\$6.07	\$6.21	\$8.06
Net Operating Income	\$99,998	\$171,873	\$87,218	\$161,455
Full Market Value	\$720,000	\$1,269,000	\$585,000	\$1,162,000
Market Value per SqFt	\$83.45	\$119.94	\$58.73	\$83.46
Distance from Cooperative in miles		0.30	0.05	0.72

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01091-0035	3-01078-0016	3-01185-0034	3-01107-0021
Address	133 PROSPECT PARK WEST	530 2 STREET	302 EASTERN PARKWAY	57 PROSPECT PARK SOUTHWES
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	47	48	54
Year Built	1904	1920	1923	1921
Gross SqFt	41,925	39,261	42,984	46,576
Estimated Gross Income	\$590,723	\$626,846	\$605,698	\$638,719
Gross Income per SqFt	\$14.09	\$15.97	\$14.09	\$13.71
Estimated Expense	\$268,739	\$234,364	\$275,425	\$312,972
Expense SqFt	\$6.41	\$5.97	\$6.41	\$6.72
Net Operating Income	\$321,984	\$392,482	\$330,273	\$325,747
Full Market Value	\$2,118,000	\$2,682,000	\$2,172,000	\$1,984,000
Market Value per SqFt	\$50.52	\$68.31	\$50.53	\$42.60
Distance from Cooperative in miles		0.33	1.00	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01096-0043	3-01103-0009	3-01006-0020	3-00975-0017
Address	461 12 STREET	442 14 STREET	374 8 STREET	390 2 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16	16
Year Built	1940	1920	1905	1920
Gross SqFt	14,642	12,816	10,580	16,752
Estimated Gross Income	\$231,929	\$179,435	\$236,110	\$265,407
Gross Income per SqFt	\$15.84	\$14.00	\$22.32	\$15.84
Estimated Expense	\$67,353	\$89,610	\$64,237	\$76,979
Expense SqFt	\$4.60	\$6.99	\$6.07	\$4.60
Net Operating Income	\$164,576	\$89,825	\$171,873	\$188,428
Full Market Value	\$1,114,000	\$453,000	\$1,269,000	\$1,284,000
Market Value per SqFt	\$76.08	\$35.35	\$119.94	\$76.65
Distance from Cooperative in miles		0.20	0.21	0.53

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01096-0050	3-05320-0097	3-05325-0003	
Address	445 12 STREET	91 OCEAN PARKWAY	210 CATON AVENUE	
Neighborhood	PARK SLOPE	KENSINGTON	KENSINGTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	43	46	
Year Built	1960	1959	1960	
Gross SqFt	42,500	32,580	36,264	
Estimated Gross Income	\$619,650	\$499,310	\$501,550	
Gross Income per SqFt	\$14.58	\$15.33	\$13.83	
Estimated Expense	\$258,825	\$216,446	\$200,721	
Expense SqFt	\$6.09	\$6.64	\$5.53	
Net Operating Income	\$360,825	\$282,864	\$300,829	
Full Market Value	\$2,322,000	\$1,910,000	\$1,364,000	
Market Value per SqFt	\$54.64	\$58.62	\$37.61	
Distance from Cooperative in miles		1.18	1.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01098-0001	3-01089-0001	3-01148-0080	3-00993-0029
Address	420 12 STREET	719 8 AVENUE	399 ST MARK'S AVENUE	318 6 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	70	32	24	20
Year Built	1970	1905	2000	1923
Gross SqFt	109,380	31,468	33,792	15,000
Estimated Gross Income	\$2,282,761	\$769,114	\$503,136	\$313,103
Gross Income per SqFt	\$20.87	\$24.44	\$14.89	\$20.87
Estimated Expense	\$1,027,078	\$317,360	\$216,295	\$140,778
Expense SqFt	\$9.39	\$10.09	\$6.40	\$9.39
Net Operating Income	\$1,255,683	\$451,754	\$286,841	\$172,325
Full Market Value	\$9,150,000	\$3,384,000	\$1,920,000	\$1,256,000
Market Value per SqFt	\$83.65	\$107.54	\$56.82	\$83.73
Distance from Cooperative in miles		0.29	1.44	0.53

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01101-0046	3-01105-0063	3-01089-0017	
Address	186 PROSPECT PARK WEST	419 16 STREET	562 7 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	16	16	
Year Built	1920	1920	1920	
Gross SqFt	10,904	11,844	10,636	
Estimated Gross Income	\$213,609	\$298,223	\$191,285	
Gross Income per SqFt	\$19.59	\$25.18	\$17.98	
Estimated Expense	\$66,296	\$62,781	\$60,747	
Expense SqFt	\$6.08	\$5.30	\$5.71	
Net Operating Income	\$147,313	\$235,442	\$130,538	
Full Market Value	\$1,060,000	\$1,771,000	\$920,000	
Market Value per SqFt	\$97.21	\$149.53	\$86.50	
Distance from Cooperative in miles		0.10	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01103-0048	3-00976-0054	3-00993-0029	3-01101-0043
Address	195 PROSPECT PARK WEST	477 3 STREET	318 6 STREET	184 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	20	20	17
Year Built	1920	1931	1923	1921
Gross SqFt	17,000	14,672	15,000	8,960
Estimated Gross Income	\$368,560	\$392,132	\$313,103	\$194,296
Gross Income per SqFt	\$21.68	\$26.73	\$20.87	\$21.68
Estimated Expense	\$140,080	\$107,531	\$140,778	\$73,832
Expense SqFt	\$8.24	\$7.33	\$9.39	\$8.24
Net Operating Income	\$228,480	\$284,601	\$172,325	\$120,464
Full Market Value	\$1,677,000	\$2,149,000	\$1,256,000	\$884,000
Market Value per SqFt	\$98.65	\$146.47	\$83.73	\$98.66
Distance from Cooperative in miles		0.65	0.70	0.05

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01103-0066	3-01103-0009	3-01105-0063	3-00975-0017
Address	427 15 STREET	442 14 STREET	419 16 STREET	390 2 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	16
Year Built	1900	1920	1920	1920
Gross SqFt	12,556	12,816	11,844	16,752
Estimated Gross Income	\$198,887	\$179,435	\$298,223	\$265,407
Gross Income per SqFt	\$15.84	\$14.00	\$25.18	\$15.84
Estimated Expense	\$57,758	\$89,610	\$62,781	\$76,979
Expense SqFt	\$4.60	\$6.99	\$5.30	\$4.60
Net Operating Income	\$141,129	\$89,825	\$235,442	\$188,428
Full Market Value	\$962,000	\$453,000	\$1,771,000	\$1,284,000
Market Value per SqFt	\$76.62	\$35.35	\$149.53	\$76.65
Distance from Cooperative in miles		0.00	0.06	0.73

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01103-0069	3-01103-0009	3-01105-0063	3-01029-0008
Address	423 15 STREET	442 14 STREET	419 16 STREET	501 5 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	16	16	11
Year Built	1920	1920	1920	1920
Gross SqFt	12,536	12,816	11,844	11,254
Estimated Gross Income	\$225,272	\$179,435	\$298,223	\$202,258
Gross Income per SqFt	\$17.97	\$14.00	\$25.18	\$17.97
Estimated Expense	\$49,517	\$89,610	\$62,781	\$44,473
Expense SqFt	\$3.95	\$6.99	\$5.30	\$3.95
Net Operating Income	\$175,755	\$89,825	\$235,442	\$157,785
Full Market Value	\$1,239,000	\$453,000	\$1,771,000	\$1,112,000
Market Value per SqFt	\$98.84	\$35.35	\$149.53	\$98.81
Distance from Cooperative in miles		0.00	0.06	0.45

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01103-0073	3-01105-0063	3-00975-0017	3-01075-0001
Address	411 15 STREET	419 16 STREET	390 2 STREET	189 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	12
Year Built	1910	1920	1920	1920
Gross SqFt	12,424	11,844	16,752	19,540
Estimated Gross Income	\$196,796	\$298,223	\$265,407	\$282,263
Gross Income per SqFt	\$15.84	\$25.18	\$15.84	\$14.45
Estimated Expense	\$57,150	\$62,781	\$76,979	\$97,761
Expense SqFt	\$4.60	\$5.30	\$4.60	\$5.00
Net Operating Income	\$139,646	\$235,442	\$188,428	\$184,502
Full Market Value	\$952,000	\$1,771,000	\$1,284,000	\$1,009,000
Market Value per SqFt	\$76.63	\$149.53	\$76.65	\$51.64
Distance from Cooperative in miles		0.06	0.73	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01106-0016	3-01089-0017	3-01006-0020	
Address	10 PROSPECT PARK SOUTHWES	562 7 STREET	374 8 STREET	
Neighborhood	WINDSOR TERRACE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	16	
Year Built	1920	1920	1905	
Gross SqFt	12,392	10,636	10,580	
Estimated Gross Income	\$216,860	\$191,285	\$236,110	
Gross Income per SqFt	\$17.50	\$17.98	\$22.32	
Estimated Expense	\$68,032	\$60,747	\$64,237	
Expense SqFt	\$5.49	\$5.71	\$6.07	
Net Operating Income	\$148,828	\$130,538	\$171,873	
Full Market Value	\$1,042,000	\$920,000	\$1,269,000	
Market Value per SqFt	\$84.09	\$86.50	\$119.94	
Distance from Cooperative in miles		0.42	0.56	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01106-0019	3-01089-0017	3-01006-0020	
Address	14 PROSPECT PARK SOUTHWES	562 7 STREET	374 8 STREET	
Neighborhood	WINDSOR TERRACE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	16	
Year Built	1920	1920	1905	
Gross SqFt	12,392	10,636	10,580	
Estimated Gross Income	\$216,860	\$191,285	\$236,110	
Gross Income per SqFt	\$17.50	\$17.98	\$22.32	
Estimated Expense	\$68,032	\$60,747	\$64,237	
Expense SqFt	\$5.49	\$5.71	\$6.07	
Net Operating Income	\$148,828	\$130,538	\$171,873	
Full Market Value	\$1,042,000	\$920,000	\$1,269,000	
Market Value per SqFt	\$84.09	\$86.50	\$119.94	
Distance from Cooperative in miles		0.42	0.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01106-0021	3-01089-0017	3-01006-0020	
Address	16 PROSPECT PARK SOUTHWES	562 7 STREET	374 8 STREET	
Neighborhood	WINDSOR TERRACE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	16	
Year Built	1920	1920	1905	
Gross SqFt	12,393	10,636	10,580	
Estimated Gross Income	\$216,878	\$191,285	\$236,110	
Gross Income per SqFt	\$17.50	\$17.98	\$22.32	
Estimated Expense	\$68,038	\$60,747	\$64,237	
Expense SqFt	\$5.49	\$5.71	\$6.07	
Net Operating Income	\$148,840	\$130,538	\$171,873	
Full Market Value	\$1,042,000	\$920,000	\$1,269,000	
Market Value per SqFt	\$84.08	\$86.50	\$119.94	
Distance from Cooperative in miles		0.42	0.56	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01107-0009	3-05074-0047	3-05074-0045	
Address	41 PROSPECT PARK SOUTHWES	39 ARGYLE ROAD	45 ARGYLE ROAD	
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	16	16	
Year Built	1920	1931	1931	
Gross SqFt	17,324	16,640	16,640	
Estimated Gross Income	\$313,391	\$294,999	\$307,040	
Gross Income per SqFt	\$18.09	\$17.73	\$18.45	
Estimated Expense	\$131,143	\$121,295	\$130,601	
Expense SqFt	\$7.57	\$7.29	\$7.85	
Net Operating Income	\$182,248	\$173,704	\$176,439	
Full Market Value	\$1,253,000	\$485,000	\$485,000	
Market Value per SqFt	\$72.33	\$29.15	\$29.15	
Distance from Cooperative in miles		0.86	0.86	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01107-0033	3-01107-0027	3-01078-0016	3-01079-0040
Address	75 PROSPECT PARK SOUTHWES	70 PROSPECT PARK SOUTHWES	530 2 STREET	70 PROSPECT PARK WEST
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	48	47	30
Year Built	1936	1935	1920	1920
Gross SqFt	43,160	49,428	39,261	36,636
Estimated Gross Income	\$689,265	\$697,499	\$626,846	\$669,787
Gross Income per SqFt	\$15.97	\$14.11	\$15.97	\$18.28
Estimated Expense	\$257,665	\$327,825	\$234,364	\$269,132
Expense SqFt	\$5.97	\$6.63	\$5.97	\$7.35
Net Operating Income	\$431,600	\$369,674	\$392,482	\$400,655
Full Market Value	\$2,949,000	\$2,432,000	\$2,682,000	\$2,836,000
Market Value per SqFt	\$68.33	\$49.20	\$68.31	\$77.41
Distance from Cooperative in miles		0.00	0.78	0.70

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01152-0060	3-01172-0027	3-01172-0028	3-01172-0029
Address	307 PROSPECT PLACE	298 ST JOHN'S PLACE	304 ST JOHN'S PLACE	310 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	15	13	13
Year Built	1931	1920	1920	1920
Gross SqFt	7,192	13,923	12,285	12,660
Estimated Gross Income	\$155,491	\$273,652	\$273,652	\$273,652
Gross Income per SqFt	\$21.62	\$19.65	\$22.28	\$21.62
Estimated Expense	\$63,721	\$112,197	\$112,197	\$112,197
Expense SqFt	\$8.86	\$8.06	\$9.13	\$8.86
Net Operating Income	\$91,770	\$161,455	\$161,455	\$161,455
Full Market Value	\$554,000	\$1,162,000	\$1,191,000	\$1,184,000
Market Value per SqFt	\$77.03	\$83.46	\$96.95	\$93.52
Distance from Cooperative in miles		0.29	0.29	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01152-0062	3-01165-0054	3-01172-0027	3-01172-0028
Address	305 PROSPECT PLACE	166 UNDERHILL AVENUE	298 ST JOHN'S PLACE	304 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	15	13
Year Built	1931	1901	1920	1920
Gross SqFt	7,192	8,496	13,923	12,285
Estimated Gross Income	\$160,238	\$207,172	\$273,652	\$273,652
Gross Income per SqFt	\$22.28	\$24.38	\$19.65	\$22.28
Estimated Expense	\$65,663	\$65,842	\$112,197	\$112,197
Expense SqFt	\$9.13	\$7.75	\$8.06	\$9.13
Net Operating Income	\$94,575	\$141,330	\$161,455	\$161,455
Full Market Value	\$698,000	\$553,000	\$1,162,000	\$1,191,000
Market Value per SqFt	\$97.05	\$65.09	\$83.46	\$96.95
Distance from Cooperative in miles		0.13	0.29	0.29

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01152-0071	3-01165-0054	3-01173-0043	
Address	285 PROSPECT PLACE	166 UNDERHILL AVENUE	442 STERLING PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	23	16	20	
Year Built	1931	1901	1911	
Gross SqFt	19,564	8,496	16,984	
Estimated Gross Income	\$468,362	\$207,172	\$399,065	
Gross Income per SqFt	\$23.94	\$24.38	\$23.50	
Estimated Expense	\$161,599	\$65,842	\$148,819	
Expense SqFt	\$8.26	\$7.75	\$8.76	
Net Operating Income	\$306,763	\$141,330	\$250,246	
Full Market Value	\$2,290,000	\$553,000	\$1,863,000	
Market Value per SqFt	\$117.05	\$65.09	\$109.69	
Distance from Cooperative in miles		0.13	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01155-0054	3-01168-0030	3-01205-0062	3-01860-0059
Address	698 CLASSON AVENUE	588 PARK PLACE	1067 DEAN STREET	105 HERKIMER STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	32	15
Year Built	1920	1907	1910	1905
Gross SqFt	32,112	13,320	30,416	18,150
Estimated Gross Income	\$379,243	\$157,368	\$420,505	\$159,404
Gross Income per SqFt	\$11.81	\$11.81	\$13.83	\$8.78
Estimated Expense	\$124,916	\$51,756	\$183,158	\$61,525
Expense SqFt	\$3.89	\$3.89	\$6.02	\$3.39
Net Operating Income	\$254,327	\$105,612	\$237,347	\$97,879
Full Market Value	\$1,569,000	\$652,000	\$1,551,000	\$471,000
Market Value per SqFt	\$48.86	\$48.95	\$50.99	\$25.95
Distance from Cooperative in miles		0.22	0.38	0.57

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01155-0088	3-01156-0001	3-01185-0034	
Address	425 PROSPECT PLACE	699 CLASSON AVENUE	302 EASTERN PARKWAY	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	58	76	48	
Year Built	1924	1930	1923	
Gross SqFt	54,315	71,567	42,984	
Estimated Gross Income	\$907,061	\$1,381,190	\$605,698	
Gross Income per SqFt	\$16.70	\$19.30	\$14.09	
Estimated Expense	\$291,128	\$307,768	\$275,425	
Expense SqFt	\$5.36	\$4.30	\$6.41	
Net Operating Income	\$615,933	\$1,073,422	\$330,273	
Full Market Value	\$4,260,000	\$6,740,000	\$2,172,000	
Market Value per SqFt	\$78.43	\$94.18	\$50.53	
Distance from Cooperative in miles		0.18	0.42	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01158-0056	3-01172-0027	3-01174-0056	
Address	233 PARK PLACE	298 ST JOHN'S PLACE	477 ST JOHN'S PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	15	16	
Year Built	1931	1920	1912	
Gross SqFt	12,986	13,923	11,764	
Estimated Gross Income	\$194,400	\$273,652	\$141,725	
Gross Income per SqFt	\$14.97	\$19.65	\$12.05	
Estimated Expense	\$81,033	\$112,197	\$66,208	
Expense SqFt	\$6.24	\$8.06	\$5.63	
Net Operating Income	\$113,367	\$161,455	\$75,517	
Full Market Value	\$649,000	\$1,162,000	\$470,000	
Market Value per SqFt	\$49.98	\$83.46	\$39.95	
Distance from Cooperative in miles		0.31	0.53	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01158-0058	3-01148-0080	3-01295-0002	
Address	231 PARK PLACE	399 ST MARK'S AVENUE	1665 BEDFORD AVENUE	
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	16	24	12	
Year Built	1982	2000	2000	
Gross SqFt	12,986	33,792	12,438	
Estimated Gross Income	\$221,931	\$503,136	\$239,818	
Gross Income per SqFt	\$17.09	\$14.89	\$19.28	
Estimated Expense	\$93,110	\$216,295	\$98,686	
Expense SqFt	\$7.17	\$6.40	\$7.93	
Net Operating Income	\$128,821	\$286,841	\$141,132	
Full Market Value	\$897,000	\$1,920,000	\$330,000	
Market Value per SqFt	\$69.07	\$56.82	\$26.53	
Distance from Cooperative in miles		0.52	1.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01158-0061	3-01148-0001	3-01078-0016	
Address	225 PARK PLACE	597 GRAND AVENUE	530 2 STREET	
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	PARK SLOPE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	60	52	47	
Year Built	1940	1900	1920	
Gross SqFt	60,450	56,377	39,261	
Estimated Gross Income	\$995,612	\$956,250	\$626,846	
Gross Income per SqFt	\$16.47	\$16.96	\$15.97	
Estimated Expense	\$337,311	\$292,227	\$234,364	
Expense SqFt	\$5.58	\$5.18	\$5.97	
Net Operating Income	\$658,301	\$664,023	\$392,482	
Full Market Value	\$4,538,000	\$4,521,000	\$2,682,000	
Market Value per SqFt	\$75.07	\$80.19	\$68.31	
Distance from Cooperative in miles		0.52	0.61	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01158-0069	3-01165-0054	3-01172-0027	
Address	205 PARK PLACE	166 UNDERHILL AVENUE	298 ST JOHN'S PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	15	
Year Built	1931	1901	1920	
Gross SqFt	12,572	8,496	13,923	
Estimated Gross Income	\$276,835	\$207,172	\$273,652	
Gross Income per SqFt	\$22.02	\$24.38	\$19.65	
Estimated Expense	\$99,445	\$65,842	\$112,197	
Expense SqFt	\$7.91	\$7.75	\$8.06	
Net Operating Income	\$177,390	\$141,330	\$161,455	
Full Market Value	\$1,306,000	\$553,000	\$1,162,000	
Market Value per SqFt	\$103.88	\$65.09	\$83.46	
Distance from Cooperative in miles		0.18	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01164-0042	3-01164-0064	3-01170-0005	
Address	230 PARK PLACE	215 STERLING PLACE	36 PLAZA ST EAST	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	82	82	85	
Year Built	1937	1937	1926	
Gross SqFt	114,500	92,902	75,535	
Estimated Gross Income	\$2,093,060	\$1,476,143	\$1,561,505	
Gross Income per SqFt	\$18.28	\$15.89	\$20.67	
Estimated Expense	\$899,970	\$576,201	\$718,070	
Expense SqFt	\$7.86	\$6.20	\$9.51	
Net Operating Income	\$1,193,090	\$899,942	\$843,435	
Full Market Value	\$8,036,000	\$6,140,000	\$6,133,000	
Market Value per SqFt	\$70.18	\$66.09	\$81.19	
Distance from Cooperative in miles		0.00	0.15	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01164-0051	3-01173-0043	3-01158-0016	
Address	250 PARK PLACE	442 STERLING PLACE	170 PROSPECT PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	20	16	
Year Built	1915	1911	1931	
Gross SqFt	16,160	16,984	16,124	
Estimated Gross Income	\$412,888	\$399,065	\$445,053	
Gross Income per SqFt	\$25.55	\$23.50	\$27.60	
Estimated Expense	\$157,722	\$148,819	\$173,312	
Expense SqFt	\$9.76	\$8.76	\$10.75	
Net Operating Income	\$255,166	\$250,246	\$271,741	
Full Market Value	\$1,923,000	\$1,863,000	\$2,052,000	
Market Value per SqFt	\$119.00	\$109.69	\$127.26	
Distance from Cooperative in miles		0.35	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01164-0054	3-01158-0016	3-01172-0029	
Address	254 PARK PLACE	170 PROSPECT PLACE	310 ST JOHN'S PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	14	16	13	
Year Built	1915	1931	1920	
Gross SqFt	15,434	16,124	12,660	
Estimated Gross Income	\$379,831	\$445,053	\$273,652	
Gross Income per SqFt	\$24.61	\$27.60	\$21.62	
Estimated Expense	\$151,408	\$173,312	\$112,197	
Expense SqFt	\$9.81	\$10.75	\$8.86	
Net Operating Income	\$228,423	\$271,741	\$161,455	
Full Market Value	\$1,101,000	\$2,052,000	\$1,184,000	
Market Value per SqFt	\$71.34	\$127.26	\$93.52	
Distance from Cooperative in miles		0.06	0.26	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01165-0001	3-01148-0001	3-01078-0016	
Address	689 VANDERBILT AVENUE	597 GRAND AVENUE	530 2 STREET	
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	PARK SLOPE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	21	52	47	
Year Built	1900	1900	1920	
Gross SqFt	41,000	56,377	39,261	
Estimated Gross Income	\$675,270	\$956,250	\$626,846	
Gross Income per SqFt	\$16.47	\$16.96	\$15.97	
Estimated Expense	\$228,780	\$292,227	\$234,364	
Expense SqFt	\$5.58	\$5.18	\$5.97	
Net Operating Income	\$446,490	\$664,023	\$392,482	
Full Market Value	\$2,166,000	\$4,521,000	\$2,682,000	
Market Value per SqFt	\$52.83	\$80.19	\$68.31	
Distance from Cooperative in miles		0.38	0.63	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01165-0011	3-01165-0054	3-01172-0028	3-01172-0029
Address	675 VANDERBILT AVENUE	166 UNDERHILL AVENUE	304 ST JOHN'S PLACE	310 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	13	13
Year Built	1910	1901	1920	1920
Gross SqFt	8,952	8,496	12,285	12,660
Estimated Gross Income	\$199,451	\$207,172	\$273,652	\$273,652
Gross Income per SqFt	\$22.28	\$24.38	\$22.28	\$21.62
Estimated Expense	\$81,732	\$65,842	\$112,197	\$112,197
Expense SqFt	\$9.13	\$7.75	\$9.13	\$8.86
Net Operating Income	\$117,719	\$141,330	\$161,455	\$161,455
Full Market Value	\$690,000	\$553,000	\$1,191,000	\$1,184,000
Market Value per SqFt	\$77.08	\$65.09	\$96.95	\$93.52
Distance from Cooperative in miles		0.00	0.17	0.17

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01165-0012	3-01165-0054	3-01172-0028	3-01172-0029
Address	673 VANDERBILT AVENUE	166 UNDERHILL AVENUE	304 ST JOHN'S PLACE	310 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	13	13
Year Built	1910	1901	1920	1920
Gross SqFt	9,340	8,496	12,285	12,660
Estimated Gross Income	\$208,095	\$207,172	\$273,652	\$273,652
Gross Income per SqFt	\$22.28	\$24.38	\$22.28	\$21.62
Estimated Expense	\$85,274	\$65,842	\$112,197	\$112,197
Expense SqFt	\$9.13	\$7.75	\$9.13	\$8.86
Net Operating Income	\$122,821	\$141,330	\$161,455	\$161,455
Full Market Value	\$906,000	\$553,000	\$1,191,000	\$1,184,000
Market Value per SqFt	\$97.00	\$65.09	\$96.95	\$93.52
Distance from Cooperative in miles		0.00	0.17	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01166-0001	3-01165-0054	3-01173-0043	3-01174-0057
Address	361 STERLING PLACE	166 UNDERHILL AVENUE	442 STERLING PLACE	473 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	20	16
Year Built	1930	1901	1911	1912
Gross SqFt	8,736	8,496	16,984	11,764
Estimated Gross Income	\$189,921	\$207,172	\$399,065	\$255,736
Gross Income per SqFt	\$21.74	\$24.38	\$23.50	\$21.74
Estimated Expense	\$84,128	\$65,842	\$148,819	\$113,343
Expense SqFt	\$9.63	\$7.75	\$8.76	\$9.63
Net Operating Income	\$105,793	\$141,330	\$250,246	\$142,393
Full Market Value	\$777,000	\$553,000	\$1,863,000	\$950,000
Market Value per SqFt	\$88.94	\$65.09	\$109.69	\$80.75
Distance from Cooperative in miles		0.16	0.06	0.20

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01169-0001	3-01010-0026	3-05053-0018	
Address	10 PLAZA ST EAST	288 9 STREET	160 PARKSIDE AVENUE	
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE SOUTH	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	144	154	158	
Year Built	1959	1968	1964	
Gross SqFt	163,000	165,367	148,400	
Estimated Gross Income	\$2,466,190	\$2,531,945	\$2,216,942	
Gross Income per SqFt	\$15.13	\$15.31	\$14.94	
Estimated Expense	\$1,255,100	\$1,231,284	\$1,177,874	
Expense SqFt	\$7.70	\$7.45	\$7.94	
Net Operating Income	\$1,211,090	\$1,300,661	\$1,039,068	
Full Market Value	\$8,146,000	\$8,778,000	\$6,961,000	
Market Value per SqFt	\$49.98	\$53.08	\$46.91	
Distance from Cooperative in miles		1.00	1.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01169-0024	3-01170-0005	3-01156-0001	3-01164-0064
Address	20 PLAZA ST EAST	36 PLAZA ST EAST	699 CLASSON AVENUE	215 STERLING PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	105	85	76	82
Year Built	1940	1926	1930	1937
Gross SqFt	140,595	75,535	71,567	92,902
Estimated Gross Income	\$2,713,484	\$1,561,505	\$1,381,190	\$1,476,143
Gross Income per SqFt	\$19.30	\$20.67	\$19.30	\$15.89
Estimated Expense	\$604,559	\$718,070	\$307,768	\$576,201
Expense SqFt	\$4.30	\$9.51	\$4.30	\$6.20
Net Operating Income	\$2,108,925	\$843,435	\$1,073,422	\$899,942
Full Market Value	\$7,426,000	\$6,133,000	\$6,740,000	\$6,140,000
Market Value per SqFt	\$52.82	\$81.19	\$94.18	\$66.09
Distance from Cooperative in miles		0.11	0.67	0.06

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01170-0001	3-01170-0005	3-01156-0001	
Address	50 PLAZA ST EAST	36 PLAZA ST EAST	699 CLASSON AVENUE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	
Total Units	50	85	76	
Year Built	1925	1926	1930	
Gross SqFt	84,530	75,535	71,567	
Estimated Gross Income	\$1,689,755	\$1,561,505	\$1,381,190	
Gross Income per SqFt	\$19.99	\$20.67	\$19.30	
Estimated Expense	\$584,102	\$718,070	\$307,768	
Expense SqFt	\$6.91	\$9.51	\$4.30	
Net Operating Income	\$1,105,653	\$843,435	\$1,073,422	
Full Market Value	\$4,465,000	\$6,133,000	\$6,740,000	
Market Value per SqFt	\$52.82	\$81.19	\$94.18	
Distance from Cooperative in miles		0.00	0.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01170-0009	3-01149-0018	3-02061-0101	3-01208-0001
Address	34 PLAZA ST EAST	880 BERGEN STREET	218 MYRTLE AVENUE	77 NEW YORK AVENUE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	FORT GREENE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	119	123	97	103
Year Built	1956	2005	2008	1975
Gross SqFt	120,000	144,493	110,912	67,582
Estimated Gross Income	\$2,352,000	\$2,832,358	\$2,319,997	\$1,018,366
Gross Income per SqFt	\$19.60	\$19.60	\$20.92	\$15.07
Estimated Expense	\$610,800	\$736,017	\$951,199	\$672,122
Expense SqFt	\$5.09	\$5.09	\$8.58	\$9.95
Net Operating Income	\$1,741,200	\$2,096,341	\$1,368,798	\$346,244
Full Market Value	\$6,338,000	\$15,073,000	\$9,977,000	\$2,325,000
Market Value per SqFt	\$52.82	\$104.32	\$89.95	\$34.40
Distance from Cooperative in miles		0.59	1.36	1.21

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01170-0029	3-01079-0040	3-01164-0035	
Address	296 STERLING PLACE	70 PROSPECT PARK WEST	210 PARK PLACE	
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	19	30	20	
Year Built	1910	1920	1915	
Gross SqFt	29,724	36,636	11,250	
Estimated Gross Income	\$592,994	\$669,787	\$243,253	
Gross Income per SqFt	\$19.95	\$18.28	\$21.62	
Estimated Expense	\$248,195	\$269,132	\$105,035	
Expense SqFt	\$8.35	\$7.35	\$9.34	
Net Operating Income	\$344,799	\$400,655	\$138,218	
Full Market Value	\$1,570,000	\$2,836,000	\$1,014,000	
Market Value per SqFt	\$52.82	\$77.41	\$90.13	
Distance from Cooperative in miles		0.54	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01170-0037	3-01165-0054	3-01173-0043	3-01158-0016
Address	21 BUTLER PLACE	166 UNDERHILL AVENUE	442 STERLING PLACE	170 PROSPECT PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	16	20	16
Year Built	1915	1901	1911	1931
Gross SqFt	18,000	8,496	16,984	16,124
Estimated Gross Income	\$438,840	\$207,172	\$399,065	\$445,053
Gross Income per SqFt	\$24.38	\$24.38	\$23.50	\$27.60
Estimated Expense	\$139,500	\$65,842	\$148,819	\$173,312
Expense SqFt	\$7.75	\$7.75	\$8.76	\$10.75
Net Operating Income	\$299,340	\$141,330	\$250,246	\$271,741
Full Market Value	\$1,330,000	\$553,000	\$1,863,000	\$2,052,000
Market Value per SqFt	\$73.89	\$65.09	\$109.69	\$127.26
Distance from Cooperative in miles		0.06	0.20	0.19

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01170-0041	3-01165-0054	3-01173-0043	3-01158-0016
Address	15 BUTLER PLACE	166 UNDERHILL AVENUE	442 STERLING PLACE	170 PROSPECT PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	20	16
Year Built	1930	1901	1911	1931
Gross SqFt	17,680	8,496	16,984	16,124
Estimated Gross Income	\$431,038	\$207,172	\$399,065	\$445,053
Gross Income per SqFt	\$24.38	\$24.38	\$23.50	\$27.60
Estimated Expense	\$137,020	\$65,842	\$148,819	\$173,312
Expense SqFt	\$7.75	\$7.75	\$8.76	\$10.75
Net Operating Income	\$294,018	\$141,330	\$250,246	\$271,741
Full Market Value	\$1,272,000	\$553,000	\$1,863,000	\$2,052,000
Market Value per SqFt	\$71.95	\$65.09	\$109.69	\$127.26
Distance from Cooperative in miles		0.06	0.20	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01171-0002	3-01179-0037	3-01177-0007	
Address	315 ST JOHN'S PLACE	364 LINCOLN PLACE	781 WASHINGTON AVENUE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	41	54	63	
Year Built	1921	1927	1920	
Gross SqFt	63,300	51,288	47,925	
Estimated Gross Income	\$1,192,572	\$828,465	\$1,031,817	
Gross Income per SqFt	\$18.84	\$16.15	\$21.53	
Estimated Expense	\$483,612	\$327,232	\$426,050	
Expense SqFt	\$7.64	\$6.38	\$8.89	
Net Operating Income	\$708,960	\$501,233	\$605,767	
Full Market Value	\$3,186,000	\$3,436,000	\$2,468,000	
Market Value per SqFt	\$50.33	\$66.99	\$51.50	
Distance from Cooperative in miles		0.20	0.34	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01171-0007	3-01177-0007	3-01170-0005	
Address	295 ST JOHN'S PLACE	781 WASHINGTON AVENUE	36 PLAZA ST EAST	
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	54	63	85	
Year Built	1923	1920	1926	
Gross SqFt	86,040	47,925	75,535	
Estimated Gross Income	\$1,815,444	\$1,031,817	\$1,561,505	
Gross Income per SqFt	\$21.10	\$21.53	\$20.67	
Estimated Expense	\$791,568	\$426,050	\$718,070	
Expense SqFt	\$9.20	\$8.89	\$9.51	
Net Operating Income	\$1,023,876	\$605,767	\$843,435	
Full Market Value	\$4,331,000	\$2,468,000	\$6,133,000	
Market Value per SqFt	\$50.34	\$51.50	\$81.19	
Distance from Cooperative in miles		0.34	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01171-0019	3-01170-0005	3-01156-0001	3-01177-0007
Address	60 PLAZA ST EAST	36 PLAZA ST EAST	699 CLASSON AVENUE	781 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	80	85	76	63
Year Built	1940	1926	1930	1920
Gross SqFt	97,320	75,535	71,567	47,925
Estimated Gross Income	\$2,011,604	\$1,561,505	\$1,381,190	\$1,031,817
Gross Income per SqFt	\$20.67	\$20.67	\$19.30	\$21.53
Estimated Expense	\$925,513	\$718,070	\$307,768	\$426,050
Expense SqFt	\$9.51	\$9.51	\$4.30	\$8.89
Net Operating Income	\$1,086,091	\$843,435	\$1,073,422	\$605,767
Full Market Value	\$4,831,000	\$6,133,000	\$6,740,000	\$2,468,000
Market Value per SqFt	\$49.64	\$81.19	\$94.18	\$51.50
Distance from Cooperative in miles		0.06	0.53	0.34

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01171-0048	3-01179-0083	3-01179-0116	
Address	328 STERLING PLACE	73 EASTERN PARKWAY	171 EASTERN PARKWAY	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	25	23	23	
Year Built	1931	1926	1929	
Gross SqFt	23,875	13,021	12,266	
Estimated Gross Income	\$490,154	\$280,938	\$238,834	
Gross Income per SqFt	\$20.53	\$21.58	\$19.47	
Estimated Expense	\$258,566	\$135,398	\$137,960	
Expense SqFt	\$10.83	\$10.40	\$11.25	
Net Operating Income	\$231,588	\$145,540	\$100,874	
Full Market Value	\$1,246,000	\$1,068,000	\$725,000	
Market Value per SqFt	\$52.19	\$82.02	\$59.11	
Distance from Cooperative in miles		0.20	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01172-0001	3-01177-0007	3-01156-0015	
Address	35 EASTERN PARKWAY	781 WASHINGTON AVENUE	480 ST MARK'S AVENUE	
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	
Total Units	70	63	71	
Year Built	1961	1920	1930	
Gross SqFt	35,160	47,925	42,562	
Estimated Gross Income	\$808,328	\$1,031,817	\$1,040,134	
Gross Income per SqFt	\$22.99	\$21.53	\$24.44	
Estimated Expense	\$289,015	\$426,050	\$321,046	
Expense SqFt	\$8.22	\$8.89	\$7.54	
Net Operating Income	\$519,313	\$605,767	\$719,088	
Full Market Value	\$2,453,000	\$2,468,000	\$5,388,000	
Market Value per SqFt	\$69.77	\$51.50	\$126.59	
Distance from Cooperative in miles		0.32	0.55	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01172-0019	3-01172-0029	3-01172-0028	3-01066-0011
Address	274 ST JOHN'S PLACE	310 ST JOHN'S PLACE	304 ST JOHN'S PLACE	882 UNION STREET
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	13	13	16
Year Built	1912	1920	1920	1910
Gross SqFt	12,628	12,660	12,285	13,480
Estimated Gross Income	\$273,649	\$273,652	\$273,652	\$292,074
Gross Income per SqFt	\$21.67	\$21.62	\$22.28	\$21.67
Estimated Expense	\$87,133	\$112,197	\$112,197	\$93,006
Expense SqFt	\$6.90	\$8.86	\$9.13	\$6.90
Net Operating Income	\$186,516	\$161,455	\$161,455	\$199,068
Full Market Value	\$1,369,000	\$1,184,000	\$1,191,000	\$1,461,000
Market Value per SqFt	\$108.41	\$93.52	\$96.95	\$108.38
Distance from Cooperative in miles		0.00	0.00	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01172-0021	3-01172-0029	3-01172-0028	3-01066-0011
Address	280 ST JOHN'S PLACE	310 ST JOHN'S PLACE	304 ST JOHN'S PLACE	882 UNION STREET
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	13	13	16
Year Built	1912	1920	1920	1910
Gross SqFt	12,628	12,660	12,285	13,480
Estimated Gross Income	\$273,649	\$273,652	\$273,652	\$292,074
Gross Income per SqFt	\$21.67	\$21.62	\$22.28	\$21.67
Estimated Expense	\$87,133	\$112,197	\$112,197	\$93,006
Expense SqFt	\$6.90	\$8.86	\$9.13	\$6.90
Net Operating Income	\$186,516	\$161,455	\$161,455	\$199,068
Full Market Value	\$1,023,000	\$1,184,000	\$1,191,000	\$1,461,000
Market Value per SqFt	\$81.01	\$93.52	\$96.95	\$108.38
Distance from Cooperative in miles		0.00	0.00	0.23

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01173-0038	3-01174-0057	3-01172-0029	
Address	426 STERLING PLACE	473 ST JOHN'S PLACE	310 ST JOHN'S PLACE	
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	13	
Year Built	1910	1912	1920	
Gross SqFt	15,000	11,764	12,660	
Estimated Gross Income	\$325,200	\$255,736	\$273,652	
Gross Income per SqFt	\$21.68	\$21.74	\$21.62	
Estimated Expense	\$138,750	\$113,343	\$112,197	
Expense SqFt	\$9.25	\$9.63	\$8.86	
Net Operating Income	\$186,450	\$142,393	\$161,455	
Full Market Value	\$1,202,000	\$950,000	\$1,184,000	
Market Value per SqFt	\$80.13	\$80.75	\$93.52	
Distance from Cooperative in miles		0.17	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01173-0040	3-01174-0057	3-01172-0029	
Address	430 STERLING PLACE	473 ST JOHN'S PLACE	310 ST JOHN'S PLACE	
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	13	
Year Built	1910	1912	1920	
Gross SqFt	15,000	11,764	12,660	
Estimated Gross Income	\$325,200	\$255,736	\$273,652	
Gross Income per SqFt	\$21.68	\$21.74	\$21.62	
Estimated Expense	\$138,750	\$113,343	\$112,197	
Expense SqFt	\$9.25	\$9.63	\$8.86	
Net Operating Income	\$186,450	\$142,393	\$161,455	
Full Market Value	\$1,368,000	\$950,000	\$1,184,000	
Market Value per SqFt	\$91.20	\$80.75	\$93.52	
Distance from Cooperative in miles		0.17	0.17	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01173-0041	3-01173-0043	3-01174-0057	3-01172-0027
Address	436 STERLING PLACE	442 STERLING PLACE	473 ST JOHN'S PLACE	298 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16	15
Year Built	1911	1911	1912	1920
Gross SqFt	16,984	16,984	11,764	13,923
Estimated Gross Income	\$369,232	\$399,065	\$255,736	\$273,652
Gross Income per SqFt	\$21.74	\$23.50	\$21.74	\$19.65
Estimated Expense	\$163,556	\$148,819	\$113,343	\$112,197
Expense SqFt	\$9.63	\$8.76	\$9.63	\$8.06
Net Operating Income	\$205,676	\$250,246	\$142,393	\$161,455
Full Market Value	\$1,510,000	\$1,863,000	\$950,000	\$1,162,000
Market Value per SqFt	\$88.91	\$109.69	\$80.75	\$83.46
Distance from Cooperative in miles		0.00	0.17	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01173-0048	3-01173-0043	3-01165-0054	3-01174-0057
Address	786 WASHINGTON AVENUE	442 STERLING PLACE	166 UNDERHILL AVENUE	473 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	16	16
Year Built	1910	1911	1901	1912
Gross SqFt	8,620	16,984	8,496	11,764
Estimated Gross Income	\$187,399	\$399,065	\$207,172	\$255,736
Gross Income per SqFt	\$21.74	\$23.50	\$24.38	\$21.74
Estimated Expense	\$83,011	\$148,819	\$65,842	\$113,343
Expense SqFt	\$9.63	\$8.76	\$7.75	\$9.63
Net Operating Income	\$104,388	\$250,246	\$141,330	\$142,393
Full Market Value	\$767,000	\$1,863,000	\$553,000	\$950,000
Market Value per SqFt	\$88.98	\$109.69	\$65.09	\$80.75
Distance from Cooperative in miles		0.00	0.19	0.17

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01173-0063	3-01172-0027	3-01174-0057	3-01172-0029
Address	415 ST JOHN'S PLACE	298 ST JOHN'S PLACE	473 ST JOHN'S PLACE	310 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	16	13
Year Built	1912	1920	1912	1920
Gross SqFt	15,612	13,923	11,764	12,660
Estimated Gross Income	\$337,531	\$273,652	\$255,736	\$273,652
Gross Income per SqFt	\$21.62	\$19.65	\$21.74	\$21.62
Estimated Expense	\$138,322	\$112,197	\$113,343	\$112,197
Expense SqFt	\$8.86	\$8.06	\$9.63	\$8.86
Net Operating Income	\$199,209	\$161,455	\$142,393	\$161,455
Full Market Value	\$1,461,000	\$1,162,000	\$950,000	\$1,184,000
Market Value per SqFt	\$93.58	\$83.46	\$80.75	\$93.52
Distance from Cooperative in miles		0.17	0.17	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01173-0080	3-01174-0057	3-01172-0027	3-01172-0029
Address	365 ST JOHN'S PLACE	473 ST JOHN'S PLACE	298 ST JOHN'S PLACE	310 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	15	13
Year Built	1909	1912	1920	1920
Gross SqFt	13,385	11,764	13,923	12,660
Estimated Gross Income	\$289,384	\$255,736	\$273,652	\$273,652
Gross Income per SqFt	\$21.62	\$21.74	\$19.65	\$21.62
Estimated Expense	\$118,591	\$113,343	\$112,197	\$112,197
Expense SqFt	\$8.86	\$9.63	\$8.06	\$8.86
Net Operating Income	\$170,793	\$142,393	\$161,455	\$161,455
Full Market Value	\$1,253,000	\$950,000	\$1,162,000	\$1,184,000
Market Value per SqFt	\$93.61	\$80.75	\$83.46	\$93.52
Distance from Cooperative in miles		0.17	0.17	0.17

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01175-0021	3-01178-0047	3-01174-0056	3-01174-0057
Address	572 STERLING PLACE	774 FRANKLIN AVENUE	477 ST JOHN'S PLACE	473 ST JOHN'S PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	16
Year Built	1915	1900	1912	1912
Gross SqFt	11,584	6,360	11,764	11,764
Estimated Gross Income	\$207,238	\$157,056	\$141,725	\$255,736
Gross Income per SqFt	\$17.89	\$24.69	\$12.05	\$21.74
Estimated Expense	\$79,350	\$56,843	\$66,208	\$113,343
Expense SqFt	\$6.85	\$8.94	\$5.63	\$9.63
Net Operating Income	\$127,888	\$100,213	\$75,517	\$142,393
Full Market Value	\$705,000	\$747,000	\$470,000	\$950,000
Market Value per SqFt	\$60.86	\$117.45	\$39.95	\$80.75
Distance from Cooperative in miles		0.06	0.16	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01176-0025	3-01176-0052	3-01158-0037	
Address	388 ST JOHN'S PLACE	367 LINCOLN PLACE	214 PROSPECT PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	20	
Year Built	1915	1921	1931	
Gross SqFt	9,688	14,568	34,896	
Estimated Gross Income	\$140,864	\$184,930	\$572,085	
Gross Income per SqFt	\$14.54	\$12.69	\$16.39	
Estimated Expense	\$64,716	\$90,660	\$248,693	
Expense SqFt	\$6.68	\$6.22	\$7.13	
Net Operating Income	\$76,148	\$94,270	\$323,392	
Full Market Value	\$506,000	\$598,000	\$2,225,000	
Market Value per SqFt	\$52.23	\$41.05	\$63.76	
Distance from Cooperative in miles		0.00	0.41	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01176-0032	3-01148-0001	3-01177-0007	3-01079-0040
Address	408 ST JOHN'S PLACE	597 GRAND AVENUE	781 WASHINGTON AVENUE	70 PROSPECT PARK WEST
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	36	52	63	30
Year Built	1924	1900	1920	1920
Gross SqFt	41,800	56,377	47,925	36,636
Estimated Gross Income	\$764,104	\$956,250	\$1,031,817	\$669,787
Gross Income per SqFt	\$18.28	\$16.96	\$21.53	\$18.28
Estimated Expense	\$307,230	\$292,227	\$426,050	\$269,132
Expense SqFt	\$7.35	\$5.18	\$8.89	\$7.35
Net Operating Income	\$456,874	\$664,023	\$605,767	\$400,655
Full Market Value	\$3,234,000	\$4,521,000	\$2,468,000	\$2,836,000
Market Value per SqFt	\$77.37	\$80.19	\$51.50	\$77.41
Distance from Cooperative in miles		0.34	0.17	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01176-0036	3-01185-0034	3-01148-0001	3-01079-0040
Address	418 ST JOHN'S PLACE	302 EASTERN PARKWAY	597 GRAND AVENUE	70 PROSPECT PARK WEST
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	36	48	52	30
Year Built	1924	1923	1900	1920
Gross SqFt	41,600	42,984	56,377	36,636
Estimated Gross Income	\$705,536	\$605,698	\$956,250	\$669,787
Gross Income per SqFt	\$16.96	\$14.09	\$16.96	\$18.28
Estimated Expense	\$215,488	\$275,425	\$292,227	\$269,132
Expense SqFt	\$5.18	\$6.41	\$5.18	\$7.35
Net Operating Income	\$490,048	\$330,273	\$664,023	\$400,655
Full Market Value	\$3,404,000	\$2,172,000	\$4,521,000	\$2,836,000
Market Value per SqFt	\$81.83	\$50.53	\$80.19	\$77.41
Distance from Cooperative in miles		0.34	0.34	0.60

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01176-0047	3-01153-0010	3-01178-0087	3-01178-0083
Address	375 LINCOLN PLACE	93 UNDERHILL AVENUE	487 LINCOLN PLACE	493 LINCOLN PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	39	35	31	31
Year Built	1921	1930	1920	1920
Gross SqFt	36,352	32,835	26,952	26,640
Estimated Gross Income	\$657,971	\$588,389	\$487,908	\$496,034
Gross Income per SqFt	\$18.10	\$17.92	\$18.10	\$18.62
Estimated Expense	\$265,733	\$224,912	\$196,949	\$226,299
Expense SqFt	\$7.31	\$6.85	\$7.31	\$8.49
Net Operating Income	\$392,238	\$363,477	\$290,959	\$269,735
Full Market Value	\$2,770,000	\$2,561,000	\$2,055,000	\$1,918,000
Market Value per SqFt	\$76.20	\$78.00	\$76.25	\$72.00
Distance from Cooperative in miles		0.26	0.32	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0017	3-01181-0036	3-01153-0010	3-01178-0087
Address	77 EASTERN PARKWAY	307 EASTERN PARKWAY	93 UNDERHILL AVENUE	487 LINCOLN PLACE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	40	35	31
Year Built	1921	1924	1930	1920
Gross SqFt	30,610	28,316	32,835	26,952
Estimated Gross Income	\$548,531	\$382,245	\$588,389	\$487,908
Gross Income per SqFt	\$17.92	\$13.50	\$17.92	\$18.10
Estimated Expense	\$209,679	\$239,072	\$224,912	\$196,949
Expense SqFt	\$6.85	\$8.44	\$6.85	\$7.31
Net Operating Income	\$338,852	\$143,173	\$363,477	\$290,959
Full Market Value	\$2,387,000	\$928,000	\$2,561,000	\$2,055,000
Market Value per SqFt	\$77.98	\$32.77	\$78.00	\$76.25
Distance from Cooperative in miles		0.31	0.31	0.31

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0027	3-01178-0087	3-01178-0083	
Address	338 LINCOLN PLACE	487 LINCOLN PLACE	493 LINCOLN PLACE	
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	59	31	31	
Year Built	1922	1920	1920	
Gross SqFt	32,855	26,952	26,640	
Estimated Gross Income	\$603,218	\$487,908	\$496,034	
Gross Income per SqFt	\$18.36	\$18.10	\$18.62	
Estimated Expense	\$259,555	\$196,949	\$226,299	
Expense SqFt	\$7.90	\$7.31	\$8.49	
Net Operating Income	\$343,663	\$290,959	\$269,735	
Full Market Value	\$2,435,000	\$2,055,000	\$1,918,000	
Market Value per SqFt	\$74.11	\$76.25	\$72.00	
Distance from Cooperative in miles		0.31	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0047	3-01156-0080	3-01180-0001	3-01156-0001
Address	135 EASTERN PARKWAY	545 PROSPECT PLACE	201 EASTERN PARKWAY	699 CLASSON AVENUE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	186	159	105	76
Year Built	1926	1930	1924	1930
Gross SqFt	220,000	172,800	138,380	71,567
Estimated Gross Income	\$3,887,400	\$3,053,043	\$1,723,737	\$1,381,190
Gross Income per SqFt	\$17.67	\$17.67	\$12.46	\$19.30
Estimated Expense	\$1,232,000	\$968,080	\$727,100	\$307,768
Expense SqFt	\$5.60	\$5.60	\$5.25	\$4.30
Net Operating Income	\$2,655,400	\$2,084,963	\$996,637	\$1,073,422
Full Market Value	\$18,640,000	\$12,393,000	\$6,278,000	\$6,740,000
Market Value per SqFt	\$84.73	\$71.72	\$45.37	\$94.18
Distance from Cooperative in miles		0.43	0.17	0.43

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0061	3-01179-0037	3-01177-0007	3-01079-0040
Address	125 EASTERN PARKWAY	364 LINCOLN PLACE	781 WASHINGTON AVENUE	70 PROSPECT PARK WEST
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	51	54	63	30
Year Built	1923	1927	1920	1920
Gross SqFt	50,622	51,288	47,925	36,636
Estimated Gross Income	\$925,370	\$828,465	\$1,031,817	\$669,787
Gross Income per SqFt	\$18.28	\$16.15	\$21.53	\$18.28
Estimated Expense	\$372,072	\$327,232	\$426,050	\$269,132
Expense SqFt	\$7.35	\$6.38	\$8.89	\$7.35
Net Operating Income	\$553,298	\$501,233	\$605,767	\$400,655
Full Market Value	\$3,917,000	\$3,436,000	\$2,468,000	\$2,836,000
Market Value per SqFt	\$77.38	\$66.99	\$51.50	\$77.41
Distance from Cooperative in miles		0.00	0.17	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0066	3-01177-0007	3-01156-0015	3-01079-0040
Address	115 EASTERN PARKWAY	781 WASHINGTON AVENUE	480 ST MARK'S AVENUE	70 PROSPECT PARK WEST
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	40	63	71	30
Year Built	1922	1920	1930	1920
Gross SqFt	42,798	47,925	42,562	36,636
Estimated Gross Income	\$921,441	\$1,031,817	\$1,040,134	\$669,787
Gross Income per SqFt	\$21.53	\$21.53	\$24.44	\$18.28
Estimated Expense	\$380,474	\$426,050	\$321,046	\$269,132
Expense SqFt	\$8.89	\$8.89	\$7.54	\$7.35
Net Operating Income	\$540,967	\$605,767	\$719,088	\$400,655
Full Market Value	\$3,419,000	\$2,468,000	\$5,388,000	\$2,836,000
Market Value per SqFt	\$79.89	\$51.50	\$126.59	\$77.41
Distance from Cooperative in miles		0.17	0.43	0.57

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0085	3-01177-0007	3-01148-0001	3-01179-0037
Address	61 EASTERN PARKWAY	781 WASHINGTON AVENUE	597 GRAND AVENUE	364 LINCOLN PLACE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	41	63	52	54
Year Built	1930	1920	1900	1927
Gross SqFt	49,157	47,925	56,377	51,288
Estimated Gross Income	\$833,703	\$1,031,817	\$956,250	\$828,465
Gross Income per SqFt	\$16.96	\$21.53	\$16.96	\$16.15
Estimated Expense	\$254,633	\$426,050	\$292,227	\$327,232
Expense SqFt	\$5.18	\$8.89	\$5.18	\$6.38
Net Operating Income	\$579,070	\$605,767	\$664,023	\$501,233
Full Market Value	\$2,401,000	\$2,468,000	\$4,521,000	\$3,436,000
Market Value per SqFt	\$48.84	\$51.50	\$80.19	\$66.99
Distance from Cooperative in miles		0.17	0.39	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0092	3-01177-0007	3-01179-0037	3-01179-0097
Address	55 EASTERN PARKWAY	781 WASHINGTON AVENUE	364 LINCOLN PLACE	159 EASTERN PARKWAY
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	63	54	72
Year Built	1925	1920	1927	1927
Gross SqFt	44,100	47,925	51,288	52,140
Estimated Gross Income	\$862,596	\$1,031,817	\$828,465	\$1,019,783
Gross Income per SqFt	\$19.56	\$21.53	\$16.15	\$19.56
Estimated Expense	\$295,470	\$426,050	\$327,232	\$349,267
Expense SqFt	\$6.70	\$8.89	\$6.38	\$6.70
Net Operating Income	\$567,126	\$605,767	\$501,233	\$670,516
Full Market Value	\$4,078,000	\$2,468,000	\$3,436,000	\$4,821,000
Market Value per SqFt	\$92.47	\$51.50	\$66.99	\$92.46
Distance from Cooperative in miles		0.17	0.00	0.00

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0096	3-01179-0097	3-01179-0037	
Address	41 EASTERN PARKWAY	159 EASTERN PARKWAY	364 LINCOLN PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	68	72	54	
Year Built	1926	1927	1927	
Gross SqFt	125,300	52,140	51,288	
Estimated Gross Income	\$2,237,858	\$1,019,783	\$828,465	
Gross Income per SqFt	\$17.86	\$19.56	\$16.15	
Estimated Expense	\$819,462	\$349,267	\$327,232	
Expense SqFt	\$6.54	\$6.70	\$6.38	
Net Operating Income	\$1,418,396	\$670,516	\$501,233	
Full Market Value	\$9,984,000	\$4,821,000	\$3,436,000	
Market Value per SqFt	\$79.68	\$92.46	\$66.99	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0099	3-01172-0027	3-01174-0057	
Address	394 LINCOLN PLACE	298 ST JOHN'S PLACE	473 ST JOHN'S PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	23	15	16	
Year Built	1917	1920	1912	
Gross SqFt	20,656	13,923	11,764	
Estimated Gross Income	\$427,579	\$273,652	\$255,736	
Gross Income per SqFt	\$20.70	\$19.65	\$21.74	
Estimated Expense	\$182,806	\$112,197	\$113,343	
Expense SqFt	\$8.85	\$8.06	\$9.63	
Net Operating Income	\$244,773	\$161,455	\$142,393	
Full Market Value	\$1,368,000	\$1,162,000	\$950,000	
Market Value per SqFt	\$66.23	\$83.46	\$80.75	
Distance from Cooperative in miles		0.16	0.19	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0103	3-01178-0087	3-01178-0083	
Address	400 LINCOLN PLACE	487 LINCOLN PLACE	493 LINCOLN PLACE	
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	46	31	31	
Year Built	1924	1920	1920	
Gross SqFt	31,080	26,952	26,640	
Estimated Gross Income	\$570,629	\$487,908	\$496,034	
Gross Income per SqFt	\$18.36	\$18.10	\$18.62	
Estimated Expense	\$245,532	\$196,949	\$226,299	
Expense SqFt	\$7.90	\$7.31	\$8.49	
Net Operating Income	\$325,097	\$290,959	\$269,735	
Full Market Value	\$2,304,000	\$2,055,000	\$1,918,000	
Market Value per SqFt	\$74.13	\$76.25	\$72.00	
Distance from Cooperative in miles		0.31	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0108	3-01164-0064	3-01205-0028	3-01177-0007
Address	175 EASTERN PARKWAY	215 STERLING PLACE	1350 GRANT SQUARE	781 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	78	82	80	63
Year Built	1922	1937	1915	1920
Gross SqFt	85,000	92,902	86,000	47,925
Estimated Gross Income	\$1,350,650	\$1,476,143	\$1,358,621	\$1,031,817
Gross Income per SqFt	\$15.89	\$15.89	\$15.80	\$21.53
Estimated Expense	\$527,000	\$576,201	\$834,536	\$426,050
Expense SqFt	\$6.20	\$6.20	\$9.70	\$8,089.00
Net Operating Income	\$823,650	\$899,942	\$524,085	\$605,767
Full Market Value	\$5,620,000	\$6,140,000	\$3,144,000	\$2,468,000
Market Value per SqFt	\$66.12	\$66.09	\$36.56	\$51.50
Distance from Cooperative in miles		0.41	0.67	0.17

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01181-0055	3-01178-0069	3-01178-0072	
Address	321 EASTERN PARKWAY	519 LINCOLN PLACE	511 LINCOLN PLACE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	25	24	
Year Built	1920	1912	1912	
Gross SqFt	20,240	28,440	21,920	
Estimated Gross Income	\$349,342	\$460,134	\$401,806	
Gross Income per SqFt	\$17.26	\$16.18	\$18.33	
Estimated Expense	\$150,788	\$194,683	\$176,274	
Expense SqFt	\$7.45	\$6.85	\$8.04	
Net Operating Income	\$198,554	\$265,451	\$225,532	
Full Market Value	\$1,386,000	\$1,821,000	\$1,598,000	
Market Value per SqFt	\$68.48	\$64.03	\$72.90	
Distance from Cooperative in miles		0.06	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01181-0058	3-01178-0069	3-01178-0072	
Address	315 EASTERN PARKWAY	519 LINCOLN PLACE	511 LINCOLN PLACE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	25	24	
Year Built	1920	1912	1912	
Gross SqFt	20,240	28,440	21,920	
Estimated Gross Income	\$349,342	\$460,134	\$401,806	
Gross Income per SqFt	\$17.26	\$16.18	\$18.33	
Estimated Expense	\$150,788	\$194,683	\$176,274	
Expense SqFt	\$7.45	\$6.85	\$8.04	
Net Operating Income	\$198,554	\$265,451	\$225,532	
Full Market Value	\$1,386,000	\$1,821,000	\$1,598,000	
Market Value per SqFt	\$68.48	\$64.03	\$72.90	
Distance from Cooperative in miles		0.06	0.06	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01189-0064	3-01327-0034	3-01402-0029	3-01239-0001
Address	27 CROWN STREET	100 LEFFERTS AVENUE	1692 UNION STREET	1469 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	FLATBUSH-LEFFERTS GARDEN	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	58	60	61	28
Year Built	1926	1929	1920	1910
Gross SqFt	51,000	57,993	41,055	29,171
Estimated Gross Income	\$706,350	\$803,394	\$697,714	\$307,444
Gross Income per SqFt	\$13.85	\$13.85	\$16.99	\$10.54
Estimated Expense	\$351,900	\$400,209	\$355,674	\$151,191
Expense SqFt	\$6.90	\$6.90	\$8.66	\$5.18
Net Operating Income	\$354,450	\$403,185	\$342,040	\$156,253
Full Market Value	\$2,318,000	\$2,636,000	\$2,377,000	\$920,000
Market Value per SqFt	\$45.45	\$45.45	\$57.90	\$31.54
Distance from Cooperative in miles		0.45	1.46	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01205-0020	3-01863-0044	3-01864-0073	
Address	1152 PACIFIC STREET	12 KINGSTON AVENUE	367 HERKIMER STREET	
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	18	11	11	
Year Built	1910	1931	1931	
Gross SqFt	8,000	9,520	9,216	
Estimated Gross Income	\$124,720	\$145,996	\$145,996	
Gross Income per SqFt	\$15.59	\$15.34	\$15.84	
Estimated Expense	\$66,400	\$77,836	\$77,603	
Expense SqFt	\$8.30	\$8.18	\$8.42	
Net Operating Income	\$58,320	\$68,160	\$68,393	
Full Market Value	\$184,000	\$460,000	\$466,000	
Market Value per SqFt	\$23.00	\$48.32	\$50.56	
Distance from Cooperative in miles		0.62	0.76	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01206-0026	3-01838-0055	3-01854-0019	
Address	1228 PACIFIC STREET	157 HALSEY STREET	40 MAC DONOUGH STREET	
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	12	16	16	
Year Built	1905	1900	1905	
Gross SqFt	14,120	11,332	19,840	
Estimated Gross Income	\$152,778	\$123,818	\$212,356	
Gross Income per SqFt	\$10.82	\$10.93	\$10.70	
Estimated Expense	\$72,577	\$50,520	\$115,316	
Expense SqFt	\$5.14	\$4.46	\$5.81	
Net Operating Income	\$80,201	\$73,298	\$97,040	
Full Market Value	\$478,000	\$438,000	\$575,000	
Market Value per SqFt	\$33.85	\$38.65	\$28.98	
Distance from Cooperative in miles		0.38	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01207-0028	3-01868-0061	3-01802-0001	
Address	1304 PACIFIC STREET	1371 ATLANTIC AVENUE	1077 BEDFORD AVENUE	
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	20	15	
Year Built	1945	1910	1931	
Gross SqFt	16,000	15,300	11,520	
Estimated Gross Income	\$216,800	\$187,651	\$170,912	
Gross Income per SqFt	\$13.55	\$12.26	\$14.84	
Estimated Expense	\$84,320	\$84,160	\$57,899	
Expense SqFt	\$5.27	\$5.50	\$5.03	
Net Operating Income	\$132,480	\$103,491	\$113,013	
Full Market Value	\$492,000	\$331,000	\$756,000	
Market Value per SqFt	\$30.75	\$21.63	\$65.63	
Distance from Cooperative in miles		0.19	0.72	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01207-0072	3-01863-0044	3-01223-0046	
Address	1197 DEAN STREET	12 KINGSTON AVENUE	162 ALBANY AVENUE	
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	11	11	16	
Year Built	1910	1931	1905	
Gross SqFt	5,200	9,520	6,768	
Estimated Gross Income	\$79,456	\$145,996	\$102,987	
Gross Income per SqFt	\$15.28	\$15.34	\$15.22	
Estimated Expense	\$43,836	\$77,836	\$58,771	
Expense SqFt	\$8.43	\$8.18	\$8.68	
Net Operating Income	\$35,620	\$68,160	\$44,216	
Full Market Value	\$240,000	\$460,000	\$298,000	
Market Value per SqFt	\$46.15	\$48.32	\$44.03	
Distance from Cooperative in miles		0.35	0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01208-0038	3-01868-0061	3-01854-0019	3-01851-0068
Address	1384 PACIFIC STREET	1371 ATLANTIC AVENUE	40 MAC DONOUGH STREET	9 MAC DONOUGH STREET
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	20	16	12
Year Built	1905	1910	1905	1900
Gross SqFt	21,200	15,300	19,840	12,480
Estimated Gross Income	\$226,840	\$187,651	\$212,356	\$124,232
Gross Income per SqFt	\$10.70	\$12.26	\$10.70	\$9.95
Estimated Expense	\$123,172	\$84,160	\$115,316	\$49,557
Expense SqFt	\$5.81	\$5.50	\$5.81	\$3.97
Net Operating Income	\$103,668	\$103,491	\$97,040	\$74,675
Full Market Value	\$614,000	\$331,000	\$575,000	\$337,000
Market Value per SqFt	\$28.96	\$21.63	\$28.98	\$27.00
Distance from Cooperative in miles		0.13	0.25	0.29

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01208-0041	3-01868-0061	3-01854-0019	3-01851-0068
Address	88 BROOKLYN AVENUE	1371 ATLANTIC AVENUE	40 MAC DONOUGH STREET	9 MAC DONOUGH STREET
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	16	12
Year Built	1905	1910	1905	1900
Gross SqFt	20,472	15,300	19,840	12,480
Estimated Gross Income	\$219,050	\$187,651	\$212,356	\$124,232
Gross Income per SqFt	\$10.70	\$12.26	\$10.70	\$9.95
Estimated Expense	\$118,942	\$84,160	\$115,316	\$49,557
Expense SqFt	\$5.81	\$5.50	\$5.81	\$3.97
Net Operating Income	\$100,108	\$103,491	\$97,040	\$74,675
Full Market Value	\$436,000	\$331,000	\$575,000	\$337,000
Market Value per SqFt	\$21.30	\$21.63	\$28.98	\$27.00
Distance from Cooperative in miles		0.13	0.25	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01208-0064	3-01363-0062	3-01363-0074	
Address	1299 DEAN STREET	1621 PROSPECT PLACE	1593 PROSPECT PLACE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	26	26	
Year Built	1913	1912	1910	
Gross SqFt	22,320	20,656	20,656	
Estimated Gross Income	\$389,261	\$360,175	\$360,175	
Gross Income per SqFt	\$17.44	\$17.44	\$17.44	
Estimated Expense	\$198,425	\$183,725	\$183,725	
Expense SqFt	\$8.89	\$8.89	\$8.89	
Net Operating Income	\$190,836	\$176,450	\$176,450	
Full Market Value	\$861,000	\$1,235,000	\$1,235,000	
Market Value per SqFt	\$38.58	\$59.79	\$59.79	
Distance from Cooperative in miles		1.18	1.18	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01212-0065	3-01168-0030	3-01815-0017	
Address	1055 BERGEN STREET	588 PARK PLACE	546 GATES AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	BEDFORD STUYVESANT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	16	20	16	
Year Built	1905	1907	1907	
Gross SqFt	12,628	13,320	13,224	
Estimated Gross Income	\$154,819	\$157,368	\$168,033	
Gross Income per SqFt	\$12.26	\$11.81	\$12.71	
Estimated Expense	\$49,881	\$51,756	\$52,861	
Expense SqFt	\$3.95	\$3.89	\$4.00	
Net Operating Income	\$104,938	\$105,612	\$115,172	
Full Market Value	\$273,000	\$652,000	\$731,000	
Market Value per SqFt	\$21.62	\$48.95	\$55.28	
Distance from Cooperative in miles		0.42	0.82	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01228-0037	3-01297-0006	3-01200-0052	3-01363-0068
Address	840 ST MARK'S AVENUE	282 CROWN STREET	1273 PACIFIC STREET	1607 PROSPECT PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	87	48	39
Year Built	1926	1931	1910	1912
Gross SqFt	66,222	76,807	42,546	30,948
Estimated Gross Income	\$874,793	\$929,401	\$561,957	\$540,326
Gross Income per SqFt	\$13.21	\$12.10	\$13.21	\$17.46
Estimated Expense	\$418,523	\$473,995	\$268,721	\$275,621
Expense SqFt	\$6.32	\$6.17	\$6.32	\$8.91
Net Operating Income	\$456,270	\$455,406	\$293,236	\$264,705
Full Market Value	\$1,830,000	\$2,698,000	\$740,000	\$1,853,000
Market Value per SqFt	\$27.63	\$35.13	\$17.39	\$59.87
Distance from Cooperative in miles		0.63	0.38	1.17

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01230-0025	3-01656-0030	3-01228-0047	
Address	952 ST MARK'S AVENUE	680 JEFFERSON AVENUE	166 BROOKLYN AVENUE	
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	40	36	32	
Year Built	1905	1910	1900	
Gross SqFt	32,450	27,792	21,800	
Estimated Gross Income	\$377,394	\$326,108	\$251,214	
Gross Income per SqFt	\$11.63	\$11.73	\$11.52	
Estimated Expense	\$193,727	\$164,298	\$131,510	
Expense SqFt	\$5.97	\$5.91	\$6.03	
Net Operating Income	\$183,667	\$161,810	\$119,704	
Full Market Value	\$1,127,000	\$808,000	\$732,000	
Market Value per SqFt	\$34.73	\$29.07	\$33.58	
Distance from Cooperative in miles		0.90	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01234-0001	3-01227-0023	3-01227-0033	3-01268-0017
Address	685 NOSTRAND AVENUE	738 ST MARK'S AVENUE	762 ST MARK'S AVENUE	486 EASTERN PARKWAY
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	24	35	24
Year Built	1905	1900	1900	1922
Gross SqFt	27,070	20,640	33,396	27,560
Estimated Gross Income	\$289,649	\$266,664	\$352,574	\$294,980
Gross Income per SqFt	\$10.70	\$12.92	\$10.56	\$10.70
Estimated Expense	\$167,834	\$132,405	\$194,331	\$170,868
Expense SqFt	\$6.20	\$6.41	\$5.82	\$6.20
Net Operating Income	\$121,815	\$134,259	\$158,243	\$124,112
Full Market Value	\$497,000	\$857,000	\$933,000	\$735,000
Market Value per SqFt	\$18.36	\$41.52	\$27.94	\$26.67
Distance from Cooperative in miles		0.06	0.06	0.35

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01235-0001	3-01228-0060	3-01205-0028	3-01389-0072
Address	913 PARK PLACE	925 PROSPECT PLACE	1350 GRANT SQUARE	961 EASTERN PARKWAY
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	78	82	80	86
Year Built	1942	1900	1915	1925
Gross SqFt	116,310	86,804	86,000	77,880
Estimated Gross Income	\$1,456,201	\$866,298	\$1,358,621	\$974,742
Gross Income per SqFt	\$12.52	\$9.98	\$15.80	\$12.52
Estimated Expense	\$706,002	\$405,866	\$834,536	\$472,641
Expense SqFt	\$6.07	\$4.68	\$9.70	\$6.07
Net Operating Income	\$750,199	\$460,432	\$524,085	\$502,101
Full Market Value	\$3,213,000	\$1,924,000	\$3,144,000	\$2,533,000
Market Value per SqFt	\$27.62	\$22.16	\$36.56	\$32.52
Distance from Cooperative in miles		0.06	0.51	0.63

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01235-0071	3-01863-0044	3-01223-0046	
Address	941 PARK PLACE	12 KINGSTON AVENUE	162 ALBANY AVENUE	
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	11	16	
Year Built	1905	1931	1905	
Gross SqFt	10,600	9,520	6,768	
Estimated Gross Income	\$161,968	\$145,996	\$102,987	
Gross Income per SqFt	\$15.28	\$15.34	\$15.22	
Estimated Expense	\$89,358	\$77,836	\$58,771	
Expense SqFt	\$8.43	\$8.18	\$8.68	
Net Operating Income	\$72,610	\$68,160	\$44,216	
Full Market Value	\$243,000	\$460,000	\$298,000	
Market Value per SqFt	\$22.92	\$48.32	\$44.03	
Distance from Cooperative in miles		0.45	0.32	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01244-0025	3-01230-0020	3-01346-0003	3-01854-0019
Address	1125 STERLING PLACE	942 ST MARK'S AVENUE	145 ALBANY AVENUE	40 MAC DONOUGH STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	16	16
Year Built	1931	1905	1920	1905
Gross SqFt	17,304	11,382	15,000	19,840
Estimated Gross Income	\$170,271	\$96,059	\$147,622	\$212,356
Gross Income per SqFt	\$9.84	\$8.44	\$9.84	\$10.70
Estimated Expense	\$98,460	\$51,754	\$85,322	\$115,316
Expense SqFt	\$5.69	\$4.55	\$5.69	\$5.81
Net Operating Income	\$71,811	\$44,305	\$62,300	\$97,040
Full Market Value	\$369,000	\$204,000	\$360,000	\$575,000
Market Value per SqFt	\$21.32	\$17.92	\$24.00	\$28.98
Distance from Cooperative in miles		0.13	0.31	0.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01249-0007	3-01389-0072	3-01228-0007	3-01250-0060
Address	960 STERLING PLACE	961 EASTERN PARKWAY	780 ST MARK'S AVENUE	1025 ST JOHN'S PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	86	65	54
Year Built	1937	1925	1922	1910
Gross SqFt	92,688	77,880	98,814	68,207
Estimated Gross Income	\$726,674	\$974,742	\$774,393	\$518,934
Gross Income per SqFt	\$7.84	\$12.52	\$7.84	\$7.61
Estimated Expense	\$434,707	\$472,641	\$463,235	\$329,939
Expense SqFt	\$4.69	\$6.07	\$4.69	\$4.84
Net Operating Income	\$291,967	\$502,101	\$311,158	\$188,995
Full Market Value	\$1,700,000	\$2,533,000	\$1,695,000	\$1,030,000
Market Value per SqFt	\$18.34	\$32.52	\$17.15	\$15.10
Distance from Cooperative in miles		0.59	0.18	0.15

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01252-0080	3-01168-0030	3-01212-0063	
Address	1516 BEDFORD AVENUE	588 PARK PLACE	1057 BERGEN STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	20	16	
Year Built	1931	1907	1905	
Gross SqFt	8,932	13,320	12,332	
Estimated Gross Income	\$90,035	\$157,368	\$102,987	
Gross Income per SqFt	\$10.08	\$11.81	\$8.35	
Estimated Expense	\$39,479	\$51,756	\$60,950	
Expense SqFt	\$4.42	\$3.89	\$4.94	
Net Operating Income	\$50,556	\$105,612	\$42,037	
Full Market Value	\$292,000	\$652,000	\$243,000	
Market Value per SqFt	\$32.69	\$48.95	\$19.70	
Distance from Cooperative in miles		0.25	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01261-0055	3-01240-0021	3-01282-0053	3-01281-0005
Address	469 EASTERN PARKWAY	788 PARK PLACE	1151 CARROLL STREET	1597 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	12	16
Year Built	1915	1906	1912	1905
Gross SqFt	15,384	9,624	14,400	13,688
Estimated Gross Income	\$136,918	\$85,687	\$96,082	\$201,895
Gross Income per SqFt	\$8.90	\$8.90	\$6.67	\$14.75
Estimated Expense	\$75,382	\$47,133	\$62,511	\$97,109
Expense SqFt	\$4.90	\$4.90	\$4.34	\$7.09
Net Operating Income	\$61,536	\$38,554	\$33,571	\$104,786
Full Market Value	\$350,000	\$223,000	\$188,000	\$699,000
Market Value per SqFt	\$22.75	\$23.17	\$13.06	\$51.07
Distance from Cooperative in miles		0.18	0.19	0.24

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01263-0009	3-01263-0066	3-01257-0046	3-01276-0013
Address	876 LINCOLN PLACE	631 EASTERN PARKWAY	1001 LINCOLN PLACE	1236 UNION STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	18	16	16
Year Built	1905	1905	1910	1912
Gross SqFt	9,000	11,040	14,472	14,940
Estimated Gross Income	\$112,500	\$152,008	\$180,900	\$161,502
Gross Income per SqFt	\$12.50	\$13.77	\$12.50	\$10.81
Estimated Expense	\$56,970	\$68,957	\$91,649	\$82,551
Expense SqFt	\$6.33	\$6.25	\$6.33	\$5.53
Net Operating Income	\$55,530	\$83,051	\$89,251	\$78,951
Full Market Value	\$213,000	\$542,000	\$291,000	\$470,000
Market Value per SqFt	\$23.67	\$49.09	\$20.11	\$31.46
Distance from Cooperative in miles		0.00	0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01264-0046	3-01230-0020	3-01223-0046	3-01346-0003
Address	773 EASTERN PARKWAY	942 ST MARK'S AVENUE	162 ALBANY AVENUE	145 ALBANY AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	16
Year Built	1905	1905	1905	1920
Gross SqFt	11,500	11,382	6,768	15,000
Estimated Gross Income	\$113,160	\$96,059	\$102,987	\$147,622
Gross Income per SqFt	\$9.84	\$8.44	\$15.22	\$9.84
Estimated Expense	\$65,435	\$51,754	\$58,771	\$85,322
Expense SqFt	\$5.69	\$4.55	\$8.68	\$5.69
Net Operating Income	\$47,725	\$44,305	\$44,216	\$62,300
Full Market Value	\$270,000	\$204,000	\$298,000	\$360,000
Market Value per SqFt	\$23.48	\$17.92	\$44.03	\$24.00
Distance from Cooperative in miles		0.33	0.39	0.51

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01264-0048	3-01230-0020	3-01223-0046	3-01346-0003
Address	767 EASTERN PARKWAY	942 ST MARK'S AVENUE	162 ALBANY AVENUE	145 ALBANY AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	16
Year Built	1905	1905	1905	1920
Gross SqFt	11,500	11,382	6,768	15,000
Estimated Gross Income	\$113,160	\$96,059	\$102,987	\$147,622
Gross Income per SqFt	\$9.84	\$8.44	\$15.22	\$9.84
Estimated Expense	\$65,435	\$51,754	\$58,771	\$85,322
Expense SqFt	\$5.69	\$4.55	\$8.68	\$5.69
Net Operating Income	\$47,725	\$44,305	\$44,216	\$62,300
Full Market Value	\$270,000	\$204,000	\$298,000	\$360,000
Market Value per SqFt	\$23.48	\$17.92	\$44.03	\$24.00
Distance from Cooperative in miles		0.33	0.39	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01273-0001	3-01176-0054	3-01205-0062	
Address	1001 FRANKLIN AVENUE	347 LINCOLN PLACE	1067 DEAN STREET	
Neighborhood	CROWN HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	46	58	32	
Year Built	1922	1921	1910	
Gross SqFt	40,444	48,272	30,416	
Estimated Gross Income	\$505,550	\$539,292	\$420,505	
Gross Income per SqFt	\$12.50	\$11.17	\$13.83	
Estimated Expense	\$234,171	\$268,280	\$183,158	
Expense SqFt	\$5.79	\$5.56	\$6.02	
Net Operating Income	\$271,379	\$271,012	\$237,347	
Full Market Value	\$985,000	\$1,273,000	\$1,551,000	
Market Value per SqFt	\$24.35	\$26.37	\$50.99	
Distance from Cooperative in miles		0.52	0.61	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01283-0001	3-01691-0012	3-01189-0060	3-03590-0050
Address	1238 PRESIDENT STREET	88 CHAUNCEY STREET	49 CROWN STREET	420 WATKINS STREET
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	CROWN HEIGHTS	BROWNSVILLE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	240	287	321	260
Year Built	1972	1974	1973	1976
Gross SqFt	221,100	277,200	320,000	214,948
Estimated Gross Income	\$3,484,536	\$5,296,148	\$3,815,517	\$3,388,635
Gross Income per SqFt	\$15.76	\$19.11	\$11.92	\$15.76
Estimated Expense	\$1,813,020	\$2,171,421	\$1,945,914	\$1,762,090
Expense SqFt	\$8.20	\$7.83	\$6.08	\$8.20
Net Operating Income	\$1,671,516	\$3,124,727	\$1,869,603	\$1,626,545
Full Market Value	\$11,379,000	\$22,355,000	\$11,580,000	\$11,069,000
Market Value per SqFt	\$51.47	\$80.65	\$36.19	\$51.50
Distance from Cooperative in miles		1.33	0.59	2.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01287-0039	3-01297-0006	3-01327-0034	3-01200-0052
Address	1040 CARROLL STREET	282 CROWN STREET	100 LEFFERTS AVENUE	1273 PACIFIC STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	FLATBUSH-LEFFERTS GARDEN	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	87	60	48
Year Built	1927	1931	1929	1910
Gross SqFt	60,939	76,807	57,993	42,546
Estimated Gross Income	\$805,004	\$929,401	\$803,394	\$561,957
Gross Income per SqFt	\$13.21	\$12.10	\$13.85	\$13.21
Estimated Expense	\$385,134	\$473,995	\$400,209	\$268,721
Expense SqFt	\$6.32	\$6.17	\$6.90	\$6.32
Net Operating Income	\$419,870	\$455,406	\$403,185	\$293,236
Full Market Value	\$1,635,000	\$2,698,000	\$2,636,000	\$740,000
Market Value per SqFt	\$26.83	\$35.13	\$45.45	\$17.39
Distance from Cooperative in miles		0.45	0.41	0.82

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01292-0001	3-01205-0062	3-01228-0047	3-01282-0036
Address	421 CROWN STREET	1067 DEAN STREET	166 BROOKLYN AVENUE	1184 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	39	32	32	19
Year Built	1923	1910	1900	1915
Gross SqFt	44,700	30,416	21,800	16,600
Estimated Gross Income	\$618,201	\$420,505	\$251,214	\$297,519
Gross Income per SqFt	\$13.83	\$13.83	\$11.52	\$17.92
Estimated Expense	\$269,094	\$183,158	\$131,510	\$142,324
Expense SqFt	\$6.02	\$6.02	\$6.03	\$8.57
Net Operating Income	\$349,107	\$237,347	\$119,704	\$155,195
Full Market Value	\$1,295,000	\$1,551,000	\$732,000	\$1,093,000
Market Value per SqFt	\$28.97	\$50.99	\$33.58	\$65.84
Distance from Cooperative in miles		0.95	0.57	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01296-0064	3-01322-0032	3-01308-0052	
Address	345 MONTGOMERY STREET	486 BROOKLYN AVENUE	289 EMPIRE BOULEVARD	
Neighborhood	CROWN HEIGHTS	FLATBUSH-NORTH	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	102	107	77	
Year Built	1928	1930	1927	
Gross SqFt	105,675	113,952	75,504	
Estimated Gross Income	\$1,226,887	\$1,276,264	\$876,707	
Gross Income per SqFt	\$11.61	\$11.20	\$11.61	
Estimated Expense	\$560,078	\$679,105	\$400,297	
Expense SqFt	\$5.30	\$5.96	\$5.30	
Net Operating Income	\$666,809	\$597,159	\$476,410	
Full Market Value	\$1,876,000	\$3,608,000	\$2,920,000	
Market Value per SqFt	\$17.75	\$31.66	\$38.67	
Distance from Cooperative in miles		0.38	0.12	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01325-0001	3-01326-0001	3-01295-0010	3-01422-0001
Address	446 KINGSTON AVENUE	451 KINGSTON AVENUE	132 CROWN STREET	675 EMPIRE BOULEVARD
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	200	161	127	77
Year Built	1928	1929	1930	1928
Gross SqFt	195,726	155,208	127,284	77,847
Estimated Gross Income	\$2,407,430	\$1,902,973	\$1,565,215	\$1,011,487
Gross Income per SqFt	\$12.30	\$12.26	\$12.30	\$12.99
Estimated Expense	\$935,570	\$970,516	\$608,569	\$438,506
Expense SqFt	\$4.78	\$6.25	\$4.78	\$5.63
Net Operating Income	\$1,471,860	\$932,457	\$956,646	\$572,981
Full Market Value	\$9,227,000	\$5,839,000	\$4,525,000	\$3,664,000
Market Value per SqFt	\$47.14	\$37.62	\$35.55	\$47.07
Distance from Cooperative in miles		0.11	0.69	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01327-0013	3-05026-0056	3-05042-0039	3-01327-0001
Address	50 LEFFERTS AVENUE	40 LINCOLN ROAD	130 FENIMORE STREET	57 LINCOLN ROAD
Neighborhood	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	93	89	84	84
Year Built	1939	1926	1941	1925
Gross SqFt	92,538	80,448	79,088	72,910
Estimated Gross Income	\$1,098,426	\$1,047,090	\$846,641	\$865,764
Gross Income per SqFt	\$11.87	\$13.02	\$10.71	\$11.87
Estimated Expense	\$661,647	\$455,080	\$390,703	\$521,211
Expense SqFt	\$7.15	\$5.66	\$4.94	\$7.15
Net Operating Income	\$436,779	\$592,010	\$455,938	\$344,553
Full Market Value	\$1,836,000	\$3,170,000	\$2,275,000	\$1,960,000
Market Value per SqFt	\$19.84	\$39.40	\$28.77	\$26.88
Distance from Cooperative in miles		0.27	0.25	0.00

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01328-0044	3-01280-0046	3-01282-0036	3-01223-0046
Address	430 ROGERS AVENUE	1614 BEDFORD AVENUE	1184 PRESIDENT STREET	162 ALBANY AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	19	16
Year Built	1907	1920	1915	1905
Gross SqFt	9,964	18,000	16,600	6,768
Estimated Gross Income	\$178,555	\$325,031	\$297,519	\$102,987
Gross Income per SqFt	\$17.92	\$18.06	\$17.92	\$15.22
Estimated Expense	\$85,391	\$149,450	\$142,324	\$58,771
Expense SqFt	\$8.57	\$8.30	\$8.57	\$8.68
Net Operating Income	\$93,164	\$175,581	\$155,195	\$44,216
Full Market Value	\$242,000	\$1,239,000	\$1,093,000	\$298,000
Market Value per SqFt	\$24.29	\$68.83	\$65.84	\$44.03
Distance from Cooperative in miles		0.46	0.45	1.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01354-0006	3-01858-0024	3-01676-0001	3-01346-0003
Address	125 SCHENECTADY AVENUE	20 ALBANY AVENUE	305 DECATUR STREET	145 ALBANY AVENUE
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	BEDFORD STUYVESANT	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	28	32	16
Year Built	1910	1904	1939	1920
Gross SqFt	26,250	37,620	29,362	15,000
Estimated Gross Income	\$295,313	\$423,066	\$424,714	\$147,622
Gross Income per SqFt	\$11.25	\$11.25	\$14.46	\$9.84
Estimated Expense	\$175,875	\$252,238	\$185,518	\$85,322
Expense SqFt	\$6.70	\$6.70	\$6.32	\$5.69
Net Operating Income	\$119,438	\$170,828	\$239,196	\$62,300
Full Market Value	\$723,000	\$1,034,000	\$1,586,000	\$360,000
Market Value per SqFt	\$27.54	\$27.49	\$54.02	\$24.00
Distance from Cooperative in miles		0.55	0.52	0.30

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01361-0081	3-03511-0072	3-03533-0031	3-01858-0024
Address	1405 PROSPECT PLACE	660 HOWARD AVENUE	60 SUTTER AVENUE	20 ALBANY AVENUE
Neighborhood	CROWN HEIGHTS	BROWNSVILLE	BROWNSVILLE	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	31	44	28
Year Built	1910	1920	1922	1904
Gross SqFt	38,520	31,267	36,000	37,620
Estimated Gross Income	\$465,322	\$421,460	\$435,055	\$423,066
Gross Income per SqFt	\$12.08	\$13.48	\$12.08	\$11.25
Estimated Expense	\$260,780	\$213,263	\$243,631	\$252,238
Expense SqFt	\$6.77	\$6.82	\$6.77	\$6.70
Net Operating Income	\$204,542	\$208,197	\$191,424	\$170,828
Full Market Value	\$1,193,000	\$1,349,000	\$1,191,000	\$1,034,000
Market Value per SqFt	\$30.97	\$43.14	\$33.08	\$27.49
Distance from Cooperative in miles		0.66	0.78	0.71

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01366-0020	3-01377-0038	3-01390-0068	3-01389-0060
Address	1322 PROSPECT PLACE	1335 ST JOHN'S PLACE	1073 EASTERN PARKWAY	1005 EASTERN PARKWAY
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	12	16	16
Year Built	1910	1906	1911	1931
Gross SqFt	10,920	6,786	15,800	15,800
Estimated Gross Income	\$186,732	\$128,273	\$270,182	\$270,181
Gross Income per SqFt	\$17.10	\$18.90	\$17.10	\$17.10
Estimated Expense	\$85,940	\$60,572	\$112,863	\$124,283
Expense SqFt	\$7.87	\$8.93	\$7.14	\$7.87
Net Operating Income	\$100,792	\$67,701	\$157,319	\$145,898
Full Market Value	\$545,000	\$483,000	\$642,000	\$625,000
Market Value per SqFt	\$49.91	\$71.18	\$40.63	\$39.56
Distance from Cooperative in miles		0.19	0.24	0.28

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01368-0001	3-01476-0009	3-01474-0012	3-01453-0071
Address	1493 PARK PLACE	543 HOWARD AVENUE	1484 EASTERN PARKWAY EXT	1545 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16	16
Year Built	1910	1910	1910	1910
Gross SqFt	17,493	16,100	15,040	13,498
Estimated Gross Income	\$168,458	\$144,904	\$144,904	\$168,354
Gross Income per SqFt	\$9.63	\$9.00	\$9.63	\$12.47
Estimated Expense	\$94,462	\$65,883	\$81,146	\$81,285
Expense SqFt	\$5.40	\$4.09	\$5.40	\$6.02
Net Operating Income	\$73,996	\$79,021	\$63,758	\$87,069
Full Market Value	\$426,000	\$443,000	\$361,000	\$549,000
Market Value per SqFt	\$24.35	\$27.52	\$24.00	\$40.67
Distance from Cooperative in miles		0.47	0.47	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01368-0059	3-01474-0009	3-03511-0068	3-01446-0020
Address	1551 PARK PLACE	1474 EASTERN PARKWAY EXT	648 HOWARD AVENUE	2102 DEAN STREET
Neighborhood	CROWN HEIGHTS	OCEAN HILL	BROWNSVILLE	OCEAN HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	20	15
Year Built	1910	1910	1930	1910
Gross SqFt	22,600	20,480	23,800	21,450
Estimated Gross Income	\$217,864	\$181,130	\$271,909	\$206,796
Gross Income per SqFt	\$9.64	\$8.84	\$11.42	\$9.64
Estimated Expense	\$122,040	\$82,355	\$137,590	\$115,806
Expense SqFt	\$5.40	\$4.02	\$5.78	\$5.40
Net Operating Income	\$95,824	\$98,775	\$134,319	\$90,990
Full Market Value	\$554,000	\$554,000	\$818,000	\$515,000
Market Value per SqFt	\$24.51	\$27.05	\$34.37	\$24.01
Distance from Cooperative in miles		0.47	0.51	0.47

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01372-0017	3-01379-0024	3-01474-0012	
Address	1346 PARK PLACE	1484 STERLING PLACE	1484 EASTERN PARKWAY EXT	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	OCEAN HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	27	27	16	
Year Built	1923	1922	1910	
Gross SqFt	20,832	25,200	15,040	
Estimated Gross Income	\$198,321	\$237,166	\$144,904	
Gross Income per SqFt	\$9.52	\$9.41	\$9.63	
Estimated Expense	\$118,951	\$151,726	\$81,146	
Expense SqFt	\$5.71	\$6.02	\$5.40	
Net Operating Income	\$79,370	\$85,440	\$63,758	
Full Market Value	\$459,000	\$475,000	\$361,000	
Market Value per SqFt	\$22.03	\$18.85	\$24.00	
Distance from Cooperative in miles		0.16	0.74	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01381-0036	3-03511-0072	3-01466-0051	3-01676-0001
Address	1682 STERLING PLACE	660 HOWARD AVENUE	1757 STERLING PLACE	305 DECATUR STREET
Neighborhood	CROWN HEIGHTS	BROWNSVILLE	OCEAN HILL	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	31	32	32
Year Built	1923	1920	1910	1939
Gross SqFt	29,150	31,267	25,160	29,362
Estimated Gross Income	\$392,942	\$421,460	\$336,708	\$424,714
Gross Income per SqFt	\$13.48	\$13.48	\$13.38	\$14.46
Estimated Expense	\$198,803	\$213,263	\$150,822	\$185,518
Expense SqFt	\$6.82	\$6.82	\$5.99	\$6.32
Net Operating Income	\$194,139	\$208,197	\$185,886	\$239,196
Full Market Value	\$826,000	\$1,349,000	\$1,201,000	\$1,586,000
Market Value per SqFt	\$28.34	\$43.14	\$47.73	\$54.02
Distance from Cooperative in miles		0.32	0.16	0.87

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01396-0021	3-01346-0003	3-01230-0020	3-03533-0040
Address	1076 EASTERN PARKWAY	145 ALBANY AVENUE	942 ST MARK'S AVENUE	676 HOWARD AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	BROWNSVILLE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	16	16	28
Year Built	1920	1920	1905	1930
Gross SqFt	18,600	15,000	11,382	23,400
Estimated Gross Income	\$172,980	\$147,622	\$96,059	\$217,528
Gross Income per SqFt	\$9.30	\$9.84	\$8.44	\$9.30
Estimated Expense	\$100,254	\$85,322	\$51,754	\$126,166
Expense SqFt	\$5.39	\$5.69	\$4.55	\$5.39
Net Operating Income	\$72,726	\$62,300	\$44,305	\$91,362
Full Market Value	\$420,000	\$360,000	\$204,000	\$528,000
Market Value per SqFt	\$22.58	\$24.00	\$17.92	\$22.56
Distance from Cooperative in miles		0.58	0.58	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01399-0029	3-03511-0068	3-03533-0031	3-03583-0019
Address	1346 EASTERN PARKWAY	648 HOWARD AVENUE	60 SUTTER AVENUE	807 SARATOGA AVENUE
Neighborhood	CROWN HEIGHTS	BROWNSVILLE	BROWNSVILLE	BROWNSVILLE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	20	44	40
Year Built	1915	1930	1922	1930
Gross SqFt	17,664	23,800	36,000	20,880
Estimated Gross Income	\$202,783	\$271,909	\$435,055	\$239,647
Gross Income per SqFt	\$11.48	\$11.42	\$12.08	\$11.48
Estimated Expense	\$121,705	\$137,590	\$243,631	\$143,788
Expense SqFt	\$6.89	\$5.78	\$6.77	\$6.89
Net Operating Income	\$81,078	\$134,319	\$191,424	\$95,859
Full Market Value	\$495,000	\$818,000	\$1,191,000	\$585,000
Market Value per SqFt	\$28.02	\$34.37	\$33.08	\$28.02
Distance from Cooperative in miles		0.20	0.29	0.68

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01415-0016	3-01419-0062	3-01403-0025	3-01415-0045
Address	1702 CARROLL STREET	947 MONTGOMERY STREET	1752 UNION STREET	1730 CARROLL STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	94	60	84
Year Built	1926	1928	1930	1928
Gross SqFt	105,654	99,822	57,400	86,400
Estimated Gross Income	\$979,413	\$1,010,299	\$510,205	\$800,625
Gross Income per SqFt	\$9.27	\$10.12	\$8.89	\$9.27
Estimated Expense	\$503,970	\$450,814	\$262,352	\$412,445
Expense SqFt	\$4.77	\$4.52	\$4.57	\$4.77
Net Operating Income	\$475,443	\$559,485	\$247,853	\$388,180
Full Market Value	\$1,397,000	\$2,788,000	\$1,147,000	\$1,871,000
Market Value per SqFt	\$13.22	\$27.93	\$19.98	\$21.66
Distance from Cooperative in miles		0.15	0.12	0.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01424-0049	3-01363-0068	3-01363-0062	3-01363-0074
Address	897 EMPIRE BOULEVARD	1607 PROSPECT PLACE	1621 PROSPECT PLACE	1593 PROSPECT PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	39	26	26
Year Built	1931	1912	1912	1910
Gross SqFt	50,826	30,948	20,656	20,656
Estimated Gross Income	\$886,405	\$540,326	\$360,175	\$360,175
Gross Income per SqFt	\$17.44	\$17.46	\$17.44	\$17.44
Estimated Expense	\$451,843	\$275,621	\$183,725	\$183,725
Expense SqFt	\$8.89	\$8.91	\$8.89	\$8.89
Net Operating Income	\$434,562	\$264,705	\$176,450	\$176,450
Full Market Value	\$2,745,000	\$1,853,000	\$1,235,000	\$1,235,000
Market Value per SqFt	\$54.01	\$59.87	\$59.79	\$59.79
Distance from Cooperative in miles		0.81	0.81	0.81

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01433-0038	3-01446-0017	3-01374-0011	3-01433-0033
Address	2182 ATLANTIC AVENUE	2092 DEAN STREET	1492 PARK PLACE	2174 ATLANTIC AVENUE
Neighborhood	OCEAN HILL	OCEAN HILL	CROWN HEIGHTS	OCEAN HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	27	25	12
Year Built	1910	1910	1919	1910
Gross SqFt	17,000	21,450	17,408	17,000
Estimated Gross Income	\$196,010	\$255,319	\$200,649	\$157,342
Gross Income per SqFt	\$11.53	\$11.90	\$11.53	\$9.26
Estimated Expense	\$112,540	\$132,120	\$115,156	\$87,921
Expense SqFt	\$6.62	\$6.16	\$6.62	\$5.17
Net Operating Income	\$83,470	\$123,199	\$85,493	\$69,421
Full Market Value	\$307,000	\$486,000	\$523,000	\$316,000
Market Value per SqFt	\$18.06	\$22.66	\$30.04	\$18.59
Distance from Cooperative in miles		0.18	0.68	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01433-0060	3-01432-0068	3-01533-0030	3-01527-0024
Address	2153 PACIFIC STREET	2063 PACIFIC STREET	214 MAC DOUGAL STREET	292 SUMPTER STREET
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	20	32
Year Built	1910	1910	1928	1907
Gross SqFt	25,180	9,188	17,600	25,200
Estimated Gross Income	\$273,203	\$99,728	\$171,337	\$284,771
Gross Income per SqFt	\$10.85	\$10.85	\$9.74	\$11.30
Estimated Expense	\$153,094	\$55,853	\$93,828	\$152,750
Expense SqFt	\$6.08	\$6.08	\$5.33	\$6.06
Net Operating Income	\$120,109	\$43,875	\$77,509	\$132,021
Full Market Value	\$471,000	\$262,000	\$375,000	\$801,000
Market Value per SqFt	\$18.71	\$28.52	\$21.31	\$31.79
Distance from Cooperative in miles		0.14	0.29	0.33

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01442-0066	3-01552-0021	3-01542-0001	3-01433-0033
Address	2381 DEAN STREET	2176 FULTON STREET	38 SOMERS STREET	2174 ATLANTIC AVENUE
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	27	12	11	12
Year Built	1910	1910	1927	1910
Gross SqFt	17,576	14,400	12,168	17,000
Estimated Gross Income	\$162,754	\$105,109	\$120,703	\$157,342
Gross Income per SqFt	\$9.26	\$7.30	\$9.92	\$9.26
Estimated Expense	\$90,868	\$58,649	\$59,722	\$87,921
Expense SqFt	\$5.17	\$4.07	\$4.91	\$5.17
Net Operating Income	\$71,886	\$46,460	\$60,981	\$69,421
Full Market Value	\$329,000	\$260,000	\$350,000	\$316,000
Market Value per SqFt	\$18.72	\$18.06	\$28.76	\$18.59
Distance from Cooperative in miles		0.21	0.27	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01476-0001	3-01393-0058	3-01466-0051	3-01368-0006
Address	563 HOWARD AVENUE	1347 EASTERN PARKWAY	1757 STERLING PLACE	183 ROCHESTER AVENUE
Neighborhood	OCEAN HILL	CROWN HEIGHTS	OCEAN HILL	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	32	20
Year Built	1910	1923	1910	1910
Gross SqFt	19,200	10,788	25,160	13,635
Estimated Gross Income	\$179,520	\$100,818	\$336,708	\$118,807
Gross Income per SqFt	\$9.35	\$9.35	\$13.38	\$8.71
Estimated Expense	\$120,576	\$67,800	\$150,822	\$45,672
Expense SqFt	\$6.28	\$6.28	\$5.99	\$3.35
Net Operating Income	\$58,944	\$33,018	\$185,886	\$73,135
Full Market Value	\$330,000	\$185,000	\$1,201,000	\$410,000
Market Value per SqFt	\$17.19	\$17.15	\$47.73	\$30.07
Distance from Cooperative in miles		0.25	0.20	0.47

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01612-0062	3-01483-0059	3-01498-0025	
Address	483 VAN BUREN STREET	967 PUTNAM AVENUE	870 MACON STREET	
Neighborhood	BEDFORD STUYVESANT	OCEAN HILL	OCEAN HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	16	
Year Built	1931	1925	1906	
Gross SqFt	15,304	7,000	7,860	
Estimated Gross Income	\$191,300	\$86,146	\$99,728	
Gross Income per SqFt	\$12.50	\$12.31	\$12.69	
Estimated Expense	\$105,751	\$42,212	\$61,169	
Expense SqFt	\$6.91	\$6.03	\$7.78	
Net Operating Income	\$85,549	\$43,934	\$38,559	
Full Market Value	\$540,000	\$246,000	\$245,000	
Market Value per SqFt	\$35.28	\$35.14	\$31.17	
Distance from Cooperative in miles		0.48	0.87	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01612-0064	3-01676-0001	3-01815-0017	
Address	479 VAN BUREN STREET	305 DECATUR STREET	546 GATES AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	20	32	16	
Year Built	1931	1939	1907	
Gross SqFt	15,072	29,362	13,224	
Estimated Gross Income	\$204,828	\$424,714	\$168,033	
Gross Income per SqFt	\$13.59	\$14.46	\$12.71	
Estimated Expense	\$77,772	\$185,518	\$52,861	
Expense SqFt	\$5.16	\$6.32	\$4.00	
Net Operating Income	\$127,056	\$239,196	\$115,172	
Full Market Value	\$825,000	\$1,586,000	\$731,000	
Market Value per SqFt	\$54.74	\$54.02	\$55.28	
Distance from Cooperative in miles		0.68	0.81	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01641-0055	3-01656-0030	3-03323-0011	3-01527-0024
Address	651 MADISON STREET	680 JEFFERSON AVENUE	108 GROVE STREET	292 SUMPTER STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BUSHWICK	OCEAN HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	36	28	32
Year Built	1931	1910	1931	1907
Gross SqFt	28,800	27,792	26,250	25,200
Estimated Gross Income	\$325,440	\$326,108	\$257,036	\$284,771
Gross Income per SqFt	\$11.30	\$11.73	\$9.79	\$11.30
Estimated Expense	\$174,528	\$164,298	\$82,252	\$152,750
Expense SqFt	\$6.06	\$5.91	\$3.13	\$6.06
Net Operating Income	\$150,912	\$161,810	\$174,784	\$132,021
Full Market Value	\$915,000	\$808,000	\$996,000	\$801,000
Market Value per SqFt	\$31.77	\$29.07	\$37.94	\$31.79
Distance from Cooperative in miles		0.15	0.75	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01654-0001	3-01654-0042	3-01679-0018	3-01858-0045
Address	490 JEFFERSON AVENUE	503 HANCOCK STREET	176 DECATUR STREET	1543 FULTON STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	13	12	11	11
Year Built	1910	1910	1910	1905
Gross SqFt	9,760	9,540	6,960	7,000
Estimated Gross Income	\$175,973	\$199,357	\$125,506	\$121,414
Gross Income per SqFt	\$18.03	\$20.90	\$18.03	\$17.34
Estimated Expense	\$72,126	\$91,438	\$51,457	\$32,381
Expense SqFt	\$7.39	\$9.58	\$7.39	\$4.63
Net Operating Income	\$103,847	\$107,919	\$74,049	\$89,033
Full Market Value	\$733,000	\$787,000	\$522,000	\$622,000
Market Value per SqFt	\$75.10	\$82.49	\$75.00	\$88.86
Distance from Cooperative in miles		0.00	0.25	0.31

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01777-0015	3-01754-0001	3-03183-0037	3-01785-0020
Address	250 PULASKI STREET	1 VERNON AVENUE	78 TROUTMAN STREET	210 KOSCIUSZKO STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BUSHWICK	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	66	60	82	101
Year Built	1975	2005	2001	1974
Gross SqFt	77,740	54,151	67,638	104,920
Estimated Gross Income	\$1,038,606	\$529,195	\$972,171	\$1,401,435
Gross Income per SqFt	\$13.36	\$9.77	\$14.37	\$13.36
Estimated Expense	\$645,242	\$322,858	\$476,364	\$870,735
Expense SqFt	\$8.30	\$5.96	\$7.04	\$8.30
Net Operating Income	\$393,364	\$206,337	\$495,807	\$530,700
Full Market Value	\$2,540,000	\$1,203,000	\$3,281,000	\$3,428,000
Market Value per SqFt	\$32.67	\$22.22	\$48.51	\$32.67
Distance from Cooperative in miles		0.51	0.63	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01797-0005	3-01802-0001	3-01803-0079	3-01966-0015
Address	1059 BEDFORD AVENUE	1077 BEDFORD AVENUE	273 QUINCY STREET	236 GREENE AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	12	16
Year Built	1931	1931	1931	1931
Gross SqFt	11,520	11,520	15,000	13,336
Estimated Gross Income	\$162,202	\$170,912	\$145,263	\$187,752
Gross Income per SqFt	\$14.08	\$14.84	\$9.68	\$14.08
Estimated Expense	\$76,262	\$57,899	\$49,168	\$88,243
Expense SqFt	\$6.62	\$5.03	\$3.28	\$6.62
Net Operating Income	\$85,940	\$113,013	\$96,095	\$99,509
Full Market Value	\$565,000	\$756,000	\$514,000	\$639,000
Market Value per SqFt	\$49.05	\$65.63	\$34.27	\$47.92
Distance from Cooperative in miles		0.05	0.19	0.43

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01803-0076	3-01802-0001	3-01838-0055	3-01833-0001
Address	277 QUINCY STREET	1077 BEDFORD AVENUE	157 HALSEY STREET	425 NOSTRAND AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	15	16	12
Year Built	1931	1931	1900	1931
Gross SqFt	17,800	11,520	11,332	9,360
Estimated Gross Income	\$264,152	\$170,912	\$123,818	\$156,533
Gross Income per SqFt	\$14.84	\$14.84	\$10.93	\$16.72
Estimated Expense	\$89,534	\$57,899	\$50,520	\$68,210
Expense SqFt	\$5.03	\$5.03	\$4.46	\$7.29
Net Operating Income	\$174,618	\$113,013	\$73,298	\$88,323
Full Market Value	\$1,039,000	\$756,000	\$438,000	\$611,000
Market Value per SqFt	\$58.37	\$65.63	\$38.65	\$65.28
Distance from Cooperative in miles		0.18	0.36	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01817-0036	3-01802-0001	3-01803-0079	3-01838-0055
Address	184 MONROE STREET	1077 BEDFORD AVENUE	273 QUINCY STREET	157 HALSEY STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	12	16
Year Built	1931	1931	1931	1900
Gross SqFt	15,000	11,520	15,000	11,332
Estimated Gross Income	\$163,950	\$170,912	\$145,263	\$123,818
Gross Income per SqFt	\$10.93	\$14.84	\$9.68	\$10.93
Estimated Expense	\$66,900	\$57,899	\$49,168	\$50,520
Expense SqFt	\$4.46	\$5.03	\$3.28	\$4.46
Net Operating Income	\$97,050	\$113,013	\$96,095	\$73,298
Full Market Value	\$580,000	\$756,000	\$514,000	\$438,000
Market Value per SqFt	\$38.67	\$65.63	\$34.27	\$38.65
Distance from Cooperative in miles		0.15	0.24	0.27

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01888-0002	3-01943-0038	3-01948-0020	3-01904-0053
Address	153 CLINTON AVENUE	392 CLINTON AVENUE	352 LAFAYETTE AVENUE	161 HALL STREET
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	12
Year Built	1900	1905	1905	1905
Gross SqFt	28,800	16,720	10,480	13,600
Estimated Gross Income	\$409,536	\$240,857	\$149,001	\$184,083
Gross Income per SqFt	\$14.22	\$14.41	\$14.22	\$13.54
Estimated Expense	\$197,280	\$112,378	\$71,803	\$78,930
Expense SqFt	\$6.85	\$6.72	\$6.85	\$5.80
Net Operating Income	\$212,256	\$128,479	\$77,198	\$105,153
Full Market Value	\$1,400,000	\$594,000	\$425,000	\$682,000
Market Value per SqFt	\$48.61	\$35.53	\$40.55	\$50.15
Distance from Cooperative in miles		0.50	0.57	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01888-0004	3-01943-0038	3-01948-0020	3-01904-0053
Address	149 CLINTON AVENUE	392 CLINTON AVENUE	352 LAFAYETTE AVENUE	161 HALL STREET
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	12
Year Built	1900	1905	1905	1905
Gross SqFt	28,800	16,720	10,480	13,600
Estimated Gross Income	\$409,536	\$240,857	\$149,001	\$184,083
Gross Income per SqFt	\$14.22	\$14.41	\$14.22	\$13.54
Estimated Expense	\$197,280	\$112,378	\$71,803	\$78,930
Expense SqFt	\$6.85	\$6.72	\$6.85	\$5.80
Net Operating Income	\$212,256	\$128,479	\$77,198	\$105,153
Full Market Value	\$1,400,000	\$594,000	\$425,000	\$682,000
Market Value per SqFt	\$48.61	\$35.53	\$40.55	\$50.15
Distance from Cooperative in miles		0.50	0.57	0.18

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01888-0020	3-02073-0033	3-02090-0059	3-02044-0058
Address	119 CLINTON AVENUE	158 ADELPHI STREET	252 ADELPHI STREET	88 ADELPHI STREET
Neighborhood	CLINTON HILL	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16	25
Year Built	1905	1915	1930	1930
Gross SqFt	12,460	14,604	13,652	18,200
Estimated Gross Income	\$211,695	\$256,351	\$228,451	\$309,271
Gross Income per SqFt	\$16.99	\$17.55	\$16.73	\$16.99
Estimated Expense	\$88,964	\$105,104	\$95,949	\$129,894
Expense SqFt	\$7.14	\$7.20	\$7.03	\$7.14
Net Operating Income	\$122,731	\$151,247	\$132,502	\$179,377
Full Market Value	\$853,000	\$1,060,000	\$548,000	\$1,247,000
Market Value per SqFt	\$68.46	\$72.58	\$40.14	\$68.52
Distance from Cooperative in miles		0.24	0.32	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01901-0001	3-01918-0006	3-01918-0024	3-01930-0014
Address	210 CLINTON AVENUE	295 WASHINGTON AVENUE	253 WASHINGTON AVENUE	295 CLINTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	104	72	29	76
Year Built	1945	1926	1905	1928
Gross SqFt	128,583	57,366	32,160	108,000
Estimated Gross Income	\$1,742,300	\$845,957	\$435,637	\$1,094,714
Gross Income per SqFt	\$13.55	\$14.75	\$13.55	\$10.14
Estimated Expense	\$524,619	\$380,051	\$204,749	\$613,040
Expense SqFt	\$4.08	\$6.63	\$6.37	\$5.68
Net Operating Income	\$1,217,681	\$465,906	\$230,888	\$481,674
Full Market Value	\$7,903,000	\$3,109,000	\$1,498,000	\$2,142,000
Market Value per SqFt	\$61.46	\$54.20	\$46.58	\$19.83
Distance from Cooperative in miles		0.20	0.20	0.26

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01902-0001	3-04981-0050	3-05026-0132	3-01221-0053
Address	185 CLINTON AVENUE	1402 BROOKLYN AVENUE	590 FLATBUSH AVENUE	805 ST MARK'S AVENUE
Neighborhood	CLINTON HILL	FLATBUSH-EAST	FLATBUSH-LEFFERTS GARDEN	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	520	420	272	200
Year Built	1944	1950	1962	1925
Gross SqFt	651,914	324,000	315,184	171,993
Estimated Gross Income	\$8,337,980	\$4,243,232	\$4,029,787	\$1,828,963
Gross Income per SqFt	\$12.79	\$13.10	\$12.79	\$10.63
Estimated Expense	\$3,787,620	\$2,223,793	\$1,831,433	\$954,521
Expense SqFt	\$5.81	\$6.86	\$5.81	\$5.55
Net Operating Income	\$4,550,360	\$2,019,439	\$2,198,354	\$874,442
Full Market Value	\$23,232,000	\$7,181,000	\$13,979,000	\$5,167,000
Market Value per SqFt	\$35.64	\$22.16	\$44.35	\$30.04
Distance from Cooperative in miles		3.95	2.40	1.66

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01902-0022	3-01978-0029	3-01925-0042	3-01148-0020
Address	165 CLINTON AVENUE	506 WASHINGTON AVENUE	950 KENT AVENUE	802 BERGEN STREET
Neighborhood	CLINTON HILL	CLINTON HILL	BEDFORD STUYVESANT	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	61	23	104	32
Year Built	1954	2005	2005	2001
Gross SqFt	76,200	30,935	30,576	28,912
Estimated Gross Income	\$1,221,486	\$542,547	\$490,173	\$432,856
Gross Income per SqFt	\$16.03	\$17.54	\$16.03	\$14.97
Estimated Expense	\$336,804	\$143,446	\$240,185	\$163,168
Expense SqFt	\$4.42	\$4.64	\$7.86	\$5.64
Net Operating Income	\$884,682	\$399,101	\$249,988	\$269,688
Full Market Value	\$6,053,000	\$2,796,000	\$1,710,000	\$1,807,000
Market Value per SqFt	\$79.44	\$90.38	\$55.93	\$62.50
Distance from Cooperative in miles		0.61	0.47	1.10

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01905-0001	3-02094-0010	3-01816-0001	3-01812-0042
Address	185 HALL STREET	74 DE KALB AVENUE	588 GATES AVENUE	372 GATES AVENUE
Neighborhood	CLINTON HILL	FORT GREENE	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	287	374	150	214
Year Built	1958	2007	1973	1923
Gross SqFt	272,000	335,187	117,570	218,302
Estimated Gross Income	\$4,183,360	\$6,752,429	\$1,808,190	\$3,079,934
Gross Income per SqFt	\$15.38	\$20.15	\$15.38	\$14.11
Estimated Expense	\$1,512,320	\$2,659,349	\$654,131	\$1,696,177
Expense SqFt	\$5.56	\$7.93	\$5.56	\$7.77
Net Operating Income	\$2,671,040	\$4,093,080	\$1,154,059	\$1,383,757
Full Market Value	\$18,050,000	\$29,615,000	\$7,799,000	\$9,105,000
Market Value per SqFt	\$66.36	\$88.35	\$66.33	\$41.71
Distance from Cooperative in miles		0.88	1.30	0.78

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01905-0080	3-02094-0010	3-01816-0001	3-01812-0042
Address	195 WILLOUGHBY AVENUE	74 DE KALB AVENUE	588 GATES AVENUE	372 GATES AVENUE
Neighborhood	CLINTON HILL	FORT GREENE	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	287	374	150	214
Year Built	1958	2007	1973	1923
Gross SqFt	272,000	335,187	117,570	218,302
Estimated Gross Income	\$4,183,360	\$6,752,429	\$1,808,190	\$3,079,934
Gross Income per SqFt	\$15.38	\$20.15	\$15.38	\$14.11
Estimated Expense	\$1,512,320	\$2,659,349	\$654,131	\$1,696,177
Expense SqFt	\$5.56	\$7.93	\$5.56	\$7.77
Net Operating Income	\$2,671,040	\$4,093,080	\$1,154,059	\$1,383,757
Full Market Value	\$18,050,000	\$29,615,000	\$7,799,000	\$9,105,000
Market Value per SqFt	\$66.36	\$88.35	\$66.33	\$41.71
Distance from Cooperative in miles		0.88	1.30	0.78

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01916-0001	3-01948-0042	3-01948-0040	
Address	275 CLINTON AVENUE	83 CLIFTON PLACE	91 CLIFTON PLACE	
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	32	40	22	
Year Built	1905	1939	1920	
Gross SqFt	59,800	57,937	22,500	
Estimated Gross Income	\$968,760	\$981,148	\$347,936	
Gross Income per SqFt	\$16.20	\$16.93	\$15.46	
Estimated Expense	\$254,748	\$412,082	\$97,526	
Expense SqFt	\$4.26	\$7.11	\$4.33	
Net Operating Income	\$714,012	\$569,066	\$250,410	
Full Market Value	\$4,899,000	\$3,951,000	\$1,695,000	
Market Value per SqFt	\$81.92	\$68.19	\$75.33	
Distance from Cooperative in miles		0.37	0.37	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01916-0008	3-02096-0014	3-01917-0040	3-01929-0051
Address	269 CLINTON AVENUE	205 ASHLAND PLACE	250 WASHINGTON AVENUE	211 LAFAYETTE AVENUE
Neighborhood	CLINTON HILL	FORT GREENE	CLINTON HILL	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16	16
Year Built	1905	1931	1915	1905
Gross SqFt	8,000	25,032	14,776	5,620
Estimated Gross Income	\$194,880	\$653,292	\$233,948	\$136,931
Gross Income per SqFt	\$24.36	\$26.10	\$15.83	\$24.36
Estimated Expense	\$89,680	\$198,815	\$67,292	\$62,979
Expense SqFt	\$11.21	\$7.94	\$4.55	\$11.21
Net Operating Income	\$105,200	\$454,477	\$166,656	\$73,952
Full Market Value	\$788,000	\$3,431,000	\$1,136,000	\$554,000
Market Value per SqFt	\$98.50	\$137.06	\$76.88	\$98.58
Distance from Cooperative in miles		0.56	0.05	0.13

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01918-0013	3-01918-0024	3-01925-0001	
Address	277 WASHINGTON AVENUE	253 WASHINGTON AVENUE	227 TAAFFE PLACE	
Neighborhood	CLINTON HILL	CLINTON HILL	BEDFORD STUYVESANT	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	66	29	84	
Year Built	1905	1905	1935	
Gross SqFt	75,240	32,160	124,598	
Estimated Gross Income	\$1,080,446	\$435,637	\$1,890,473	
Gross Income per SqFt	\$14.36	\$13.55	\$15.17	
Estimated Expense	\$318,265	\$204,749	\$543,915	
Expense SqFt	\$4.23	\$6.37	\$4.37	
Net Operating Income	\$762,181	\$230,888	\$1,346,558	
Full Market Value	\$5,044,000	\$1,498,000	\$9,065,000	
Market Value per SqFt	\$67.04	\$46.58	\$72.75	
Distance from Cooperative in miles		0.00	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01924-0008	3-01778-0035	3-01734-0052	3-01968-0032
Address	283 CLASSON AVENUE	5 SPENCER COURT	837 BEDFORD AVENUE	1084 BEDFORD AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	16	17	22
Year Built	1915	1931	1931	1930
Gross SqFt	8,417	7,800	7,000	11,650
Estimated Gross Income	\$187,278	\$172,502	\$155,732	\$266,379
Gross Income per SqFt	\$22.25	\$22.12	\$22.25	\$22.87
Estimated Expense	\$75,416	\$75,816	\$62,749	\$109,805
Expense SqFt	\$8.96	\$9.72	\$8.96	\$9.43
Net Operating Income	\$111,862	\$96,686	\$92,983	\$156,574
Full Market Value	\$825,000	\$712,000	\$686,000	\$1,160,000
Market Value per SqFt	\$98.02	\$91.28	\$98.00	\$99.57
Distance from Cooperative in miles		0.37	0.37	0.35

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01930-0001	3-01946-0004	3-01978-0029	
Address	325 CLINTON AVENUE	379 WASHINGTON AVENUE	506 WASHINGTON AVENUE	
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	
Total Units	112	86	23	
Year Built	1946	1905	2005	
Gross SqFt	138,474	113,924	30,935	
Estimated Gross Income	\$2,480,069	\$2,081,642	\$542,547	
Gross Income per SqFt	\$17.91	\$18.27	\$17.54	
Estimated Expense	\$746,375	\$698,252	\$143,446	
Expense SqFt	\$5.39	\$6.13	\$4.64	
Net Operating Income	\$1,733,694	\$1,383,390	\$399,101	
Full Market Value	\$11,058,000	\$9,791,000	\$2,796,000	
Market Value per SqFt	\$79.86	\$85.94	\$90.38	
Distance from Cooperative in miles		0.15	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01930-0005	3-01943-0038	3-02014-0035	3-02092-0057
Address	321 CLINTON AVENUE	392 CLINTON AVENUE	468 GRAND AVENUE	246 VANDERBILT AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	FORT GREENE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	16	16	16
Year Built	1900	1905	1930	1930
Gross SqFt	21,500	16,720	13,900	11,392
Estimated Gross Income	\$400,545	\$240,857	\$271,072	\$212,224
Gross Income per SqFt	\$18.63	\$14.41	\$19.50	\$18.63
Estimated Expense	\$164,260	\$112,378	\$97,617	\$87,012
Expense SqFt	\$7.64	\$6.72	\$7.02	\$7.64
Net Operating Income	\$236,285	\$128,479	\$173,455	\$125,212
Full Market Value	\$1,681,000	\$594,000	\$1,246,000	\$706,000
Market Value per SqFt	\$78.19	\$35.53	\$89.64	\$61.97
Distance from Cooperative in miles		0.12	0.53	0.18

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01933-0001	3-01798-0040	3-02019-0040	3-01969-0033
Address	21 ST JAMES PLACE	550 GREENE AVENUE	128 LEFFERTS PLACE	15 QUINCY STREET
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	CLINTON HILL	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	327	151	89	48
Year Built	1963	1984	1974	2006
Gross SqFt	370,990	128,000	86,200	50,938
Estimated Gross Income	\$5,256,928	\$2,298,560	\$1,205,789	\$721,633
Gross Income per SqFt	\$14.17	\$17.96	\$13.99	\$14.17
Estimated Expense	\$1,457,991	\$921,103	\$669,292	\$353,600
Expense SqFt	\$3.93	\$7.20	\$7.76	\$6.94
Net Operating Income	\$3,798,937	\$1,377,457	\$536,497	\$368,033
Full Market Value	\$24,075,000	\$9,709,000	\$3,521,000	\$2,425,000
Market Value per SqFt	\$64.89	\$75.85	\$40.85	\$47.61
Distance from Cooperative in miles		0.69	0.62	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01933-0060	3-01189-0060	3-01588-0001	3-02019-0040
Address	309 LAFAYETTE AVENUE	49 CROWN STREET	157 MARCUS GARVEY BOULEVA	128 LEFFERTS PLACE
Neighborhood	CLINTON HILL	CROWN HEIGHTS	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	328	321	272	89
Year Built	1963	1973	1976	1974
Gross SqFt	370,990	320,000	290,715	86,200
Estimated Gross Income	\$5,115,952	\$3,815,517	\$4,007,979	\$1,205,789
Gross Income per SqFt	\$13.79	\$11.92	\$13.79	\$13.99
Estimated Expense	\$2,630,319	\$1,945,914	\$2,062,099	\$669,292
Expense SqFt	\$7.09	\$6.08	\$7.09	\$7.76
Net Operating Income	\$2,485,633	\$1,869,603	\$1,945,880	\$536,497
Full Market Value	\$16,230,000	\$11,580,000	\$12,706,000	\$3,521,000
Market Value per SqFt	\$43.75	\$36.19	\$43.71	\$40.85
Distance from Cooperative in miles		1.49	1.30	0.62

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01933-0070	3-01948-0042	3-01205-0028	3-01799-0013
Address	372 DE KALB AVENUE	83 CLIFTON PLACE	1350 GRANT SQUARE	572 GREENE AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CROWN HEIGHTS	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	78	40	80	84
Year Built	1930	1939	1915	1931
Gross SqFt	89,420	57,937	86,000	71,884
Estimated Gross Income	\$1,513,881	\$981,148	\$1,358,621	\$1,352,326
Gross Income per SqFt	\$16.93	\$16.93	\$15.80	\$18.81
Estimated Expense	\$374,670	\$412,082	\$834,536	\$719,826
Expense SqFt	\$4.19	\$7.11	\$9.70	\$10.01
Net Operating Income	\$1,139,211	\$569,066	\$524,085	\$632,500
Full Market Value	\$7,911,000	\$3,951,000	\$3,144,000	\$3,134,000
Market Value per SqFt	\$88.47	\$68.19	\$36.56	\$43.60
Distance from Cooperative in miles		0.09	0.92	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01933-0100	3-01189-0060	3-01588-0001	3-02019-0040
Address	333 LAFAYETTE AVENUE	49 CROWN STREET	157 MARCUS GARVEY BOULEVA	128 LEFFERTS PLACE
Neighborhood	CLINTON HILL	CROWN HEIGHTS	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	327	321	272	89
Year Built	1963	1973	1976	1974
Gross SqFt	370,990	320,000	290,715	86,200
Estimated Gross Income	\$5,115,952	\$3,815,517	\$4,007,979	\$1,205,789
Gross Income per SqFt	\$13.79	\$11.92	\$13.79	\$13.99
Estimated Expense	\$2,630,319	\$1,945,914	\$2,062,099	\$669,292
Expense SqFt	\$7.09	\$6.08	\$7.09	\$7.76
Net Operating Income	\$2,485,633	\$1,869,603	\$1,945,880	\$536,497
Full Market Value	\$16,230,000	\$11,580,000	\$12,706,000	\$3,521,000
Market Value per SqFt	\$43.75	\$36.19	\$43.71	\$40.85
Distance from Cooperative in miles		1.49	1.30	0.62

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01943-0006	3-01946-0004	3-01917-0045	3-01960-0070
Address	360 CLINTON AVENUE	379 WASHINGTON AVENUE	266 WASHINGTON AVENUE	464 CLINTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	96	86	114	63
Year Built	1928	1905	1928	1930
Gross SqFt	95,960	113,924	105,360	47,304
Estimated Gross Income	\$1,521,926	\$2,081,642	\$1,599,868	\$750,257
Gross Income per SqFt	\$15.86	\$18.27	\$15.18	\$15.86
Estimated Expense	\$508,588	\$698,252	\$626,348	\$250,528
Expense SqFt	\$5.30	\$6.13	\$5.94	\$5.30
Net Operating Income	\$1,013,338	\$1,383,390	\$973,520	\$499,729
Full Market Value	\$6,911,000	\$9,791,000	\$6,555,000	\$3,407,000
Market Value per SqFt	\$72.02	\$85.94	\$62.22	\$72.02
Distance from Cooperative in miles		0.16	0.25	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01944-0004	3-04981-0050	3-01812-0042	
Address	345 CLINTON AVENUE	1402 BROOKLYN AVENUE	372 GATES AVENUE	
Neighborhood	CLINTON HILL	FLATBUSH-EAST	BEDFORD STUYVESANT	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	424	420	214	
Year Built	1946	1950	1923	
Gross SqFt	448,000	324,000	218,302	
Estimated Gross Income	\$6,097,280	\$4,243,232	\$3,079,934	
Gross Income per SqFt	\$13.61	\$13.10	\$14.11	
Estimated Expense	\$3,279,360	\$2,223,793	\$1,696,177	
Expense SqFt	\$7.32	\$6.86	\$7.77	
Net Operating Income	\$2,817,920	\$2,019,439	\$1,383,757	
Full Market Value	\$18,317,000	\$7,181,000	\$9,105,000	
Market Value per SqFt	\$40.89	\$22.16	\$41.71	
Distance from Cooperative in miles		3.60	0.78	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01948-0014	3-01802-0001	3-01833-0001	
Address	342 LAFAYETTE AVENUE	1077 BEDFORD AVENUE	425 NOSTRAND AVENUE	
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	15	12	
Year Built	1905	1931	1931	
Gross SqFt	7,832	11,520	9,360	
Estimated Gross Income	\$123,589	\$170,912	\$156,533	
Gross Income per SqFt	\$15.78	\$14.84	\$16.72	
Estimated Expense	\$48,245	\$57,899	\$68,210	
Expense SqFt	\$6.16	\$5.03	\$7.29	
Net Operating Income	\$75,344	\$113,013	\$88,323	
Full Market Value	\$513,000	\$756,000	\$611,000	
Market Value per SqFt	\$65.50	\$65.63	\$65.28	
Distance from Cooperative in miles		0.46	0.77	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01948-0063	3-01966-0015	3-01802-0001	3-01833-0001
Address	51 CLIFTON PLACE	236 GREENE AVENUE	1077 BEDFORD AVENUE	425 NOSTRAND AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	15	12
Year Built	1905	1931	1931	1931
Gross SqFt	9,520	13,336	11,520	9,360
Estimated Gross Income	\$141,277	\$187,752	\$170,912	\$156,533
Gross Income per SqFt	\$14.84	\$14.08	\$14.84	\$16.72
Estimated Expense	\$47,886	\$88,243	\$57,899	\$68,210
Expense SqFt	\$5.03	\$6.62	\$5.03	\$7.29
Net Operating Income	\$93,391	\$99,509	\$113,013	\$88,323
Full Market Value	\$624,000	\$639,000	\$756,000	\$611,000
Market Value per SqFt	\$65.55	\$47.92	\$65.63	\$65.28
Distance from Cooperative in miles		0.10	0.46	0.77

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01952-0033	3-01948-0040	3-01961-0027	3-01918-0024
Address	110 CLIFTON PLACE	91 CLIFTON PLACE	389 CLINTON AVENUE	253 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	22	41	29
Year Built	1922	1920	1930	1905
Gross SqFt	46,433	22,500	51,089	32,160
Estimated Gross Income	\$629,167	\$347,936	\$514,213	\$435,637
Gross Income per SqFt	\$13.55	\$15.46	\$10.07	\$13.55
Estimated Expense	\$189,447	\$97,526	\$185,169	\$204,749
Expense SqFt	\$4.08	\$4.33	\$3.62	\$6.37
Net Operating Income	\$439,720	\$250,410	\$329,044	\$230,888
Full Market Value	\$2,854,000	\$1,695,000	\$1,395,000	\$1,498,000
Market Value per SqFt	\$61.46	\$75.33	\$27.31	\$46.58
Distance from Cooperative in miles		0.05	0.33	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01961-0006	3-01976-0016	3-01976-0014	3-01978-0025
Address	451 CLINTON AVENUE	484 CLINTON AVENUE	480 CLINTON AVENUE	500 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	20	20	36
Year Built	1930	1931	1930	1930
Gross SqFt	29,542	17,000	17,000	39,200
Estimated Gross Income	\$366,321	\$210,826	\$210,826	\$494,255
Gross Income per SqFt	\$12.40	\$12.40	\$12.40	\$12.61
Estimated Expense	\$116,691	\$107,521	\$67,203	\$242,185
Expense SqFt	\$3.95	\$6.32	\$3.95	\$6.18
Net Operating Income	\$249,630	\$103,305	\$143,623	\$252,070
Full Market Value	\$1,570,000	\$650,000	\$774,000	\$896,000
Market Value per SqFt	\$53.14	\$38.24	\$45.53	\$22.86
Distance from Cooperative in miles		0.11	0.11	0.14

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01961-0014	3-01948-0040	3-01979-0003	3-01211-0039
Address	429 CLINTON AVENUE	91 CLIFTON PLACE	495 WASHINGTON AVENUE	1354 BEDFORD AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	16	22	42	40
Year Built	1930	1920	1928	1931
Gross SqFt	25,701	22,500	25,500	35,745
Estimated Gross Income	\$397,337	\$347,936	\$446,054	\$501,414
Gross Income per SqFt	\$15.46	\$15.46	\$17.49	\$14.03
Estimated Expense	\$111,285	\$97,526	\$222,545	\$252,811
Expense SqFt	\$4.33	\$4.33	\$8.73	\$7.07
Net Operating Income	\$286,052	\$250,410	\$223,509	\$248,603
Full Market Value	\$1,936,000	\$1,695,000	\$1,565,000	\$1,319,000
Market Value per SqFt	\$75.33	\$75.33	\$61.37	\$36.90
Distance from Cooperative in miles		0.35	0.18	0.88

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01961-0032	3-01943-0038	3-01963-0028	
Address	387 CLINTON AVENUE	392 CLINTON AVENUE	407 WASHINGTON AVENUE	
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	
Total Units	19	16	24	
Year Built	1910	1905	1930	
Gross SqFt	33,320	16,720	19,744	
Estimated Gross Income	\$555,111	\$240,857	\$373,352	
Gross Income per SqFt	\$16.66	\$14.41	\$18.91	
Estimated Expense	\$209,916	\$112,378	\$115,880	
Expense SqFt	\$6.30	\$6.72	\$5.87	
Net Operating Income	\$345,195	\$128,479	\$257,472	
Full Market Value	\$2,386,000	\$594,000	\$1,837,000	
Market Value per SqFt	\$71.61	\$35.53	\$93.04	
Distance from Cooperative in miles		0.14	0.11	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01980-0007	3-01966-0015	3-01802-0001	3-01168-0030
Address	211 ST JAMES PLACE	236 GREENE AVENUE	1077 BEDFORD AVENUE	588 PARK PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	BEDFORD STUYVESANT	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	15	20
Year Built	1930	1931	1931	1907
Gross SqFt	11,200	13,336	11,520	13,320
Estimated Gross Income	\$157,696	\$187,752	\$170,912	\$157,368
Gross Income per SqFt	\$14.08	\$14.08	\$14.84	\$11.81
Estimated Expense	\$74,144	\$88,243	\$57,899	\$51,756
Expense SqFt	\$6.62	\$6.62	\$5.03	\$3.89
Net Operating Income	\$83,552	\$99,509	\$113,013	\$105,612
Full Market Value	\$549,000	\$639,000	\$756,000	\$652,000
Market Value per SqFt	\$49.02	\$47.92	\$65.63	\$48.95
Distance from Cooperative in miles		0.25	0.60	0.71

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01980-0045	3-01966-0015	3-01802-0001	3-01168-0030
Address	110 CAMBRIDGE PLACE	236 GREENE AVENUE	1077 BEDFORD AVENUE	588 PARK PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	BEDFORD STUYVESANT	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	15	20
Year Built	1930	1931	1931	1907
Gross SqFt	18,675	13,336	11,520	13,320
Estimated Gross Income	\$262,944	\$187,752	\$170,912	\$157,368
Gross Income per SqFt	\$14.08	\$14.08	\$14.84	\$11.81
Estimated Expense	\$123,629	\$88,243	\$57,899	\$51,756
Expense SqFt	\$6.62	\$6.62	\$5.03	\$3.89
Net Operating Income	\$139,315	\$99,509	\$113,013	\$105,612
Full Market Value	\$916,000	\$639,000	\$756,000	\$652,000
Market Value per SqFt	\$49.05	\$47.92	\$65.63	\$48.95
Distance from Cooperative in miles		0.25	0.60	0.71

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01980-0048	3-01966-0015	3-01802-0001	3-01168-0030
Address	116 CAMBRIDGE PLACE	236 GREENE AVENUE	1077 BEDFORD AVENUE	588 PARK PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	BEDFORD STUYVESANT	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	15	20
Year Built	1930	1931	1931	1907
Gross SqFt	18,675	13,336	11,520	13,320
Estimated Gross Income	\$262,944	\$187,752	\$170,912	\$157,368
Gross Income per SqFt	\$14.08	\$14.08	\$14.84	\$11.81
Estimated Expense	\$123,629	\$88,243	\$57,899	\$51,756
Expense SqFt	\$6.62	\$6.62	\$5.03	\$3.89
Net Operating Income	\$139,315	\$99,509	\$113,013	\$105,612
Full Market Value	\$916,000	\$639,000	\$756,000	\$652,000
Market Value per SqFt	\$49.05	\$47.92	\$65.63	\$48.95
Distance from Cooperative in miles		0.25	0.60	0.71

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01986-0007	3-01802-0001	3-01966-0015	3-01982-0069
Address	272 GATES AVENUE	1077 BEDFORD AVENUE	236 GREENE AVENUE	90 DOWNING STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	CLINTON HILL	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	15	16	41
Year Built	1930	1931	1931	1930
Gross SqFt	15,837	11,520	13,336	37,100
Estimated Gross Income	\$222,985	\$170,912	\$187,752	\$430,386
Gross Income per SqFt	\$14.08	\$14.84	\$14.08	\$11.60
Estimated Expense	\$104,841	\$57,899	\$88,243	\$210,889
Expense SqFt	\$6.62	\$5.03	\$6.62	\$5.68
Net Operating Income	\$118,144	\$113,013	\$99,509	\$219,497
Full Market Value	\$777,000	\$756,000	\$639,000	\$1,005,000
Market Value per SqFt	\$49.06	\$65.63	\$47.92	\$27.09
Distance from Cooperative in miles		0.19	0.32	0.33

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02003-0008	3-00236-0015	3-01861-0020	3-03590-0050
Address	173 SOUTH ELLIOTT PLACE	55 PIERREPONT STREET	1320 FULTON STREET	420 WATKINS STREET
Neighborhood	FORT GREENE	BROOKLYN HEIGHTS	BEDFORD STUYVESANT	BROWNSVILLE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	213	191	65	260
Year Built	1974	1928	1985	1976
Gross SqFt	324,346	157,042	57,876	214,948
Estimated Gross Income	\$5,329,005	\$2,979,698	\$951,019	\$3,388,635
Gross Income per SqFt	\$16.43	\$18.97	\$16.43	\$15.76
Estimated Expense	\$2,776,402	\$1,455,821	\$495,554	\$1,762,090
Expense SqFt	\$8.56	\$9.27	\$8.56	\$8.20
Net Operating Income	\$2,552,603	\$1,523,877	\$455,465	\$1,626,545
Full Market Value	\$12,784,000	\$10,883,000	\$3,138,000	\$11,069,000
Market Value per SqFt	\$39.41	\$69.30	\$54.22	\$51.50
Distance from Cooperative in miles		1.33	1.42	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02005-0029	3-01948-0040	3-02101-0062	3-02108-0021
Address	147 SOUTH OXFORD STREET	91 CLIFTON PLACE	260 CUMBERLAND STREET	25 LAFAYETTE AVENUE
Neighborhood	FORT GREENE	CLINTON HILL	FORT GREENE	FORT GREENE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	21	22	26	37
Year Built	1930	1920	1930	1900
Gross SqFt	16,780	22,500	23,547	27,144
Estimated Gross Income	\$318,820	\$347,936	\$447,381	\$563,135
Gross Income per SqFt	\$19.00	\$15.46	\$19.00	\$20.75
Estimated Expense	\$157,396	\$97,526	\$220,849	\$230,885
Expense SqFt	\$9.38	\$4.33	\$9.38	\$8.51
Net Operating Income	\$161,424	\$250,410	\$226,532	\$332,250
Full Market Value	\$1,153,000	\$1,695,000	\$1,618,000	\$2,418,000
Market Value per SqFt	\$68.71	\$75.33	\$68.71	\$89.08
Distance from Cooperative in miles		0.65	0.30	0.35

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02007-0014	3-02166-0001	3-02114-0001	3-04271-0005
Address	475 CARLTON AVENUE	539 WYTHE AVENUE	67 HANSON PLACE	671 LINCOLN AVENUE
Neighborhood	FORT GREENE	WILLIAMSBURG-CENTRAL	FORT GREENE	EAST NEW YORK
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	306	536	103	322
Year Built	1974	1974	1929	1971
Gross SqFt	476,450	559,464	72,781	349,430
Estimated Gross Income	\$5,307,653	\$6,233,505	\$746,542	\$4,255,803
Gross Income per SqFt	\$11.14	\$11.14	\$10.26	\$12.18
Estimated Expense	\$2,601,417	\$3,054,417	\$380,736	\$2,808,830
Expense SqFt	\$5.46	\$5.46	\$5.23	\$8.04
Net Operating Income	\$2,706,236	\$3,179,088	\$365,806	\$1,446,973
Full Market Value	\$16,316,000	\$19,167,000	\$2,128,000	\$9,072,000
Market Value per SqFt	\$34.24	\$34.26	\$29.24	\$25.96
Distance from Cooperative in miles		1.58	0.29	5.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02015-0066	3-01982-0069	3-01168-0030	3-01858-0024
Address	105 LEFFERTS PLACE	90 DOWNING STREET	588 PARK PLACE	20 ALBANY AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CROWN HEIGHTS	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	41	20	28
Year Built	1930	1930	1907	1904
Gross SqFt	30,000	37,100	13,320	37,620
Estimated Gross Income	\$348,000	\$430,386	\$157,368	\$423,066
Gross Income per SqFt	\$11.60	\$11.60	\$11.81	\$11.25
Estimated Expense	\$142,500	\$210,889	\$51,756	\$252,238
Expense SqFt	\$4.75	\$5.68	\$3.89	\$6.70
Net Operating Income	\$205,500	\$219,497	\$105,612	\$170,828
Full Market Value	\$1,032,000	\$1,005,000	\$652,000	\$1,034,000
Market Value per SqFt	\$34.40	\$27.09	\$48.95	\$27.49
Distance from Cooperative in miles		0.17	0.52	1.08

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02015-0070	3-01982-0069	3-01205-0062	3-01168-0030
Address	89 LEFFERTS PLACE	90 DOWNING STREET	1067 DEAN STREET	588 PARK PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	41	32	20
Year Built	1930	1930	1910	1907
Gross SqFt	30,000	37,100	30,416	13,320
Estimated Gross Income	\$354,300	\$430,386	\$420,505	\$157,368
Gross Income per SqFt	\$11.81	\$11.60	\$13.83	\$11.81
Estimated Expense	\$116,700	\$210,889	\$183,158	\$51,756
Expense SqFt	\$3.89	\$5.68	\$6.02	\$3.89
Net Operating Income	\$237,600	\$219,497	\$237,347	\$105,612
Full Market Value	\$1,466,000	\$1,005,000	\$1,551,000	\$652,000
Market Value per SqFt	\$48.87	\$27.09	\$50.99	\$48.95
Distance from Cooperative in miles		0.17	0.41	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02016-0073	3-01966-0015	3-01838-0055	3-01802-0001
Address	163 LEFFERTS PLACE	236 GREENE AVENUE	157 HALSEY STREET	1077 BEDFORD AVENUE
Neighborhood	BEDFORD STUYVESANT	CLINTON HILL	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	15
Year Built	1930	1931	1900	1931
Gross SqFt	18,400	13,336	11,332	11,520
Estimated Gross Income	\$259,072	\$187,752	\$123,818	\$170,912
Gross Income per SqFt	\$14.08	\$14.08	\$10.93	\$14.84
Estimated Expense	\$121,808	\$88,243	\$50,520	\$57,899
Expense SqFt	\$6.62	\$6.62	\$4.46	\$5.03
Net Operating Income	\$137,264	\$99,509	\$73,298	\$113,013
Full Market Value	\$902,000	\$639,000	\$438,000	\$756,000
Market Value per SqFt	\$49.02	\$47.92	\$38.65	\$65.63
Distance from Cooperative in miles		0.46	0.47	0.48

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02027-0001	3-02159-0001	3-01750-0024	3-01917-0045
Address	37 NORTH ELLIOTT PLACE	475 KENT AVENUE	692 MYRTLE AVENUE	266 WASHINGTON AVENUE
Neighborhood	NAVY YARD	WILLIAMSBURG-SOUTH	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR	D3-ELEVATOR
Total Units	158	105	92	114
Year Built	1942	1911	1937	1928
Gross SqFt	156,000	162,890	147,209	105,360
Estimated Gross Income	\$2,068,560	\$2,160,275	\$1,417,051	\$1,599,868
Gross Income per SqFt	\$13.26	\$13.26	\$9.63	\$15.18
Estimated Expense	\$918,840	\$959,740	\$532,500	\$626,348
Expense SqFt	\$5.89	\$5.89	\$3.62	\$5.94
Net Operating Income	\$1,149,720	\$1,200,535	\$884,551	\$973,520
Full Market Value	\$7,407,000	\$7,734,000	\$5,150,000	\$6,555,000
Market Value per SqFt	\$47.48	\$47.48	\$34.98	\$62.22
Distance from Cooperative in miles		0.84	1.16	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02061-0040	3-01629-0001	3-02289-0014	3-01634-0001
Address	122 ASHLAND PLACE	281 MARCUS GARVEY BOULEVA	34 BERRY STREET	311 MARCUS GARVEY BOULEVA
Neighborhood	FORT GREENE	BEDFORD STUYVESANT	WILLIAMSBURG-NORTH	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	184	175	142	160
Year Built	1958	1972	2008	1972
Gross SqFt	187,667	188,486	135,575	179,590
Estimated Gross Income	\$2,120,637	\$2,081,491	\$1,798,533	\$2,029,443
Gross Income per SqFt	\$11.30	\$11.04	\$13.27	\$11.30
Estimated Expense	\$1,103,482	\$1,165,635	\$697,154	\$1,055,310
Expense SqFt	\$5.88	\$6.18	\$5.14	\$5.88
Net Operating Income	\$1,017,155	\$915,856	\$1,101,379	\$974,133
Full Market Value	\$6,167,000	\$5,499,000	\$7,097,000	\$5,530,000
Market Value per SqFt	\$32.86	\$29.17	\$52.35	\$30.79
Distance from Cooperative in miles		2.29	2.34	2.31

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02061-0060	3-01868-9028	3-01634-0001	
Address	191 WILLOUGHBY STREET	254 HERKIMER STREET	311 MARCUS GARVEY BOULEVA	
Neighborhood	FORT GREENE	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	183	139	160	
Year Built	1958	1972	1972	
Gross SqFt	187,667	175,628	179,590	
Estimated Gross Income	\$2,389,001	\$2,485,975	\$2,029,443	
Gross Income per SqFt	\$12.73	\$14.15	\$11.30	
Estimated Expense	\$1,264,876	\$1,333,463	\$1,055,310	
Expense SqFt	\$6.74	\$7.59	\$5.88	
Net Operating Income	\$1,124,125	\$1,152,512	\$974,133	
Full Market Value	\$7,138,000	\$7,590,000	\$5,530,000	
Market Value per SqFt	\$38.04	\$43.22	\$30.79	
Distance from Cooperative in miles		2.09	2.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02061-0080	3-01868-9028	3-01634-0001	
Address	175 WILLOUGHBY STREET	254 HERKIMER STREET	311 MARCUS GARVEY BOULEVA	
Neighborhood	FORT GREENE	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	183	139	160	
Year Built	1958	1972	1972	
Gross SqFt	187,667	175,628	179,590	
Estimated Gross Income	\$2,389,001	\$2,485,975	\$2,029,443	
Gross Income per SqFt	\$12.73	\$14.15	\$11.30	
Estimated Expense	\$1,264,876	\$1,333,463	\$1,055,310	
Expense SqFt	\$6.74	\$7.59	\$5.88	
Net Operating Income	\$1,124,125	\$1,152,512	\$974,133	
Full Market Value	\$7,138,000	\$7,590,000	\$5,530,000	
Market Value per SqFt	\$38.04	\$43.22	\$30.79	
Distance from Cooperative in miles		2.09	2.31	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02068-0001	3-02094-0010	3-05026-0132	3-01629-0001
Address	130 ST EDWARD'S STREET	74 DE KALB AVENUE	590 FLATBUSH AVENUE	281 MARCUS GARVEY BOULEVA
Neighborhood	FORT GREENE	FORT GREENE	FLATBUSH-LEFFERTS GARDEN	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	297	374	272	175
Year Built	1957	2007	1962	1972
Gross SqFt	325,000	335,187	315,184	188,486
Estimated Gross Income	\$4,156,750	\$6,752,429	\$4,029,787	\$2,081,491
Gross Income per SqFt	\$12.79	\$20.15	\$12.79	\$11.04
Estimated Expense	\$1,888,250	\$2,659,349	\$1,831,433	\$1,165,635
Expense SqFt	\$5.81	\$7.93	\$5.81	\$6.18
Net Operating Income	\$2,268,500	\$4,093,080	\$2,198,354	\$915,856
Full Market Value	\$14,428,000	\$29,615,000	\$13,979,000	\$5,499,000
Market Value per SqFt	\$44.39	\$88.35	\$44.35	\$29.17
Distance from Cooperative in miles		0.26	2.56	2.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02100-0072	3-01156-0080	3-01925-0007	
Address	101 LAFAYETTE AVENUE	545 PROSPECT PLACE	213 TAAFFE PLACE	
Neighborhood	FORT GREENE	CROWN HEIGHTS	BEDFORD STUYVESANT	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	204	159	90	
Year Built	1931	1930	1935	
Gross SqFt	137,000	172,800	124,596	
Estimated Gross Income	\$2,213,920	\$3,053,043	\$1,825,704	
Gross Income per SqFt	\$16.16	\$17.67	\$14.65	
Estimated Expense	\$615,130	\$968,080	\$421,731	
Expense SqFt	\$4.49	\$5.60	\$3.38	
Net Operating Income	\$1,598,790	\$2,084,963	\$1,403,973	
Full Market Value	\$10,960,000	\$12,393,000	\$9,350,000	
Market Value per SqFt	\$80.00	\$71.72	\$75.04	
Distance from Cooperative in miles		1.23	0.82	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02102-0062	3-00172-0066	3-01136-0059	3-02014-0035
Address	147 LAFAYETTE AVENUE	371 STATE STREET	547 BERGEN STREET	468 GRAND AVENUE
Neighborhood	FORT GREENE	DOWNTOWN-FULTON MALL	PROSPECT HEIGHTS	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	20	16	16
Year Built	1931	1905	1931	1930
Gross SqFt	19,200	15,070	7,996	13,900
Estimated Gross Income	\$374,400	\$228,429	\$199,457	\$271,072
Gross Income per SqFt	\$19.50	\$15.16	\$24.94	\$19.50
Estimated Expense	\$134,784	\$103,740	\$70,153	\$97,617
Expense SqFt	\$7.02	\$6.88	\$8.77	\$7.02
Net Operating Income	\$239,616	\$124,689	\$129,304	\$173,455
Full Market Value	\$1,722,000	\$839,000	\$971,000	\$1,246,000
Market Value per SqFt	\$89.69	\$55.67	\$121.44	\$89.64
Distance from Cooperative in miles		0.57	0.53	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02103-0062	3-02120-0017	3-00172-0066	
Address	159 LAFAYETTE AVENUE	140 LAFAYETTE AVENUE	371 STATE STREET	
Neighborhood	FORT GREENE	FORT GREENE	DOWNTOWN-FULTON MALL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	36	12	20	
Year Built	1920	1930	1905	
Gross SqFt	17,600	7,946	15,070	
Estimated Gross Income	\$368,544	\$212,267	\$228,429	
Gross Income per SqFt	\$20.94	\$26.71	\$15.16	
Estimated Expense	\$160,688	\$90,385	\$103,740	
Expense SqFt	\$9.13	\$11.37	\$6.88	
Net Operating Income	\$207,856	\$121,882	\$124,689	
Full Market Value	\$1,319,000	\$920,000	\$839,000	
Market Value per SqFt	\$74.94	\$115.78	\$55.67	
Distance from Cooperative in miles		0.12	0.62	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02131-0027	3-02366-0015	3-02420-0043	
Address	115 SOUTH 8 STREET	238 METROPOLITAN AVENUE	209 SOUTH 3 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	12	13	20	
Year Built	1910	1910	1910	
Gross SqFt	8,160	12,500	23,700	
Estimated Gross Income	\$140,597	\$177,580	\$479,774	
Gross Income per SqFt	\$17.23	\$14.21	\$20.24	
Estimated Expense	\$55,488	\$62,261	\$204,147	
Expense SqFt	\$6.80	\$4.98	\$8.61	
Net Operating Income	\$85,109	\$115,319	\$275,627	
Full Market Value	\$594,000	\$744,000	\$1,996,000	
Market Value per SqFt	\$72.79	\$59.52	\$84.22	
Distance from Cooperative in miles		0.42	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02131-0035	3-02420-0043	3-02757-0034	3-02757-0033
Address	97 SOUTH 8 STREET	209 SOUTH 3 STREET	601 METROPOLITAN AVENUE	607 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	19,940	23,700	18,061	18,061
Estimated Gross Income	\$299,299	\$479,774	\$271,182	\$271,182
Gross Income per SqFt	\$15.01	\$20.24	\$15.01	\$15.01
Estimated Expense	\$131,604	\$204,147	\$119,194	\$119,194
Expense SqFt	\$6.60	\$8.61	\$6.60	\$6.60
Net Operating Income	\$167,695	\$275,627	\$151,988	\$151,988
Full Market Value	\$1,125,000	\$1,996,000	\$1,020,000	\$1,020,000
Market Value per SqFt	\$56.42	\$84.22	\$56.48	\$56.48
Distance from Cooperative in miles		0.34	0.90	0.90

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02146-0027	3-02420-0037	3-02420-0043	3-02405-0014
Address	95 SOUTH 10 STREET	223 SOUTH 3 STREET	209 SOUTH 3 STREET	120 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	35	36	20	16
Year Built	1915	1916	1910	1910
Gross SqFt	21,014	31,290	23,700	16,313
Estimated Gross Income	\$240,190	\$357,797	\$479,774	\$154,474
Gross Income per SqFt	\$11.43	\$11.43	\$20.24	\$9.47
Estimated Expense	\$105,700	\$157,543	\$204,147	\$49,050
Expense SqFt	\$5.03	\$5.03	\$8.61	\$3.01
Net Operating Income	\$134,490	\$200,254	\$275,627	\$105,424
Full Market Value	\$819,000	\$1,220,000	\$1,996,000	\$609,000
Market Value per SqFt	\$38.97	\$38.99	\$84.22	\$37.33
Distance from Cooperative in miles		0.40	0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02169-0021	3-02420-0037	3-02420-0043	3-02405-0014
Address	110 DIVISION AVENUE	223 SOUTH 3 STREET	209 SOUTH 3 STREET	120 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	30	36	20	16
Year Built	1915	1916	1910	1910
Gross SqFt	22,098	31,290	23,700	16,313
Estimated Gross Income	\$252,580	\$357,797	\$479,774	\$154,474
Gross Income per SqFt	\$11.43	\$11.43	\$20.24	\$9.47
Estimated Expense	\$111,153	\$157,543	\$204,147	\$49,050
Expense SqFt	\$5.03	\$5.03	\$8.61	\$3.01
Net Operating Income	\$141,427	\$200,254	\$275,627	\$105,424
Full Market Value	\$460,000	\$1,220,000	\$1,996,000	\$609,000
Market Value per SqFt	\$20.82	\$38.99	\$84.22	\$37.33
Distance from Cooperative in miles		0.40	0.40	0.47

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02309-0031	3-02366-0015	3-02420-0043	3-02420-0037
Address	65 NORTH 8 STREET	238 METROPOLITAN AVENUE	209 SOUTH 3 STREET	223 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	13	20	36
Year Built	1910	1910	1910	1916
Gross SqFt	11,000	12,500	23,700	31,290
Estimated Gross Income	\$156,310	\$177,580	\$479,774	\$357,797
Gross Income per SqFt	\$14.21	\$14.21	\$20.24	\$11.43
Estimated Expense	\$54,780	\$62,261	\$204,147	\$157,543
Expense SqFt	\$4.98	\$4.98	\$8.61	\$5.03
Net Operating Income	\$101,530	\$115,319	\$275,627	\$200,254
Full Market Value	\$670,000	\$744,000	\$1,996,000	\$1,220,000
Market Value per SqFt	\$60.91	\$59.52	\$84.22	\$38.99
Distance from Cooperative in miles		0.41	0.64	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02398-0015	3-03080-0005	3-02420-0043	3-02366-0015
Address	407 KEAP STREET	124 GRAHAM AVENUE	209 SOUTH 3 STREET	238 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	29	18	20	13
Year Built	1910	1931	1910	1910
Gross SqFt	18,318	11,000	23,700	12,500
Estimated Gross Income	\$370,756	\$252,949	\$479,774	\$177,580
Gross Income per SqFt	\$20.24	\$23.00	\$20.24	\$14.21
Estimated Expense	\$157,718	\$96,121	\$204,147	\$62,261
Expense SqFt	\$8.61	\$8.74	\$8.61	\$4.98
Net Operating Income	\$213,038	\$156,828	\$275,627	\$115,319
Full Market Value	\$1,543,000	\$665,000	\$1,996,000	\$744,000
Market Value per SqFt	\$84.23	\$60.45	\$84.22	\$59.52
Distance from Cooperative in miles		0.75	0.24	0.39

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02404-0016	3-02366-0015	3-02420-0043	3-02420-0037
Address	78 SOUTH 1 STREET	238 METROPOLITAN AVENUE	209 SOUTH 3 STREET	223 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	13	20	36
Year Built	1911	1910	1910	1916
Gross SqFt	18,000	12,500	23,700	31,290
Estimated Gross Income	\$255,780	\$177,580	\$479,774	\$357,797
Gross Income per SqFt	\$14.21	\$14.21	\$20.24	\$11.43
Estimated Expense	\$89,640	\$62,261	\$204,147	\$157,543
Expense SqFt	\$4.98	\$4.98	\$8.61	\$5.03
Net Operating Income	\$166,140	\$115,319	\$275,627	\$200,254
Full Market Value	\$999,000	\$744,000	\$1,996,000	\$1,220,000
Market Value per SqFt	\$55.50	\$59.52	\$84.22	\$38.99
Distance from Cooperative in miles		0.22	0.36	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02406-0026	3-03031-0014	3-02366-0015	3-02437-0009
Address	728 DRIGGS AVENUE	20 STAGG STREET	238 METROPOLITAN AVENUE	334 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	33	11	13	27
Year Built	1911	1930	1910	1912
Gross SqFt	26,190	3,750	12,500	19,680
Estimated Gross Income	\$372,160	\$59,478	\$177,580	\$166,138
Gross Income per SqFt	\$14.21	\$15.86	\$14.21	\$8.44
Estimated Expense	\$130,426	\$21,910	\$62,261	\$81,406
Expense SqFt	\$4.98	\$5.84	\$4.98	\$4.14
Net Operating Income	\$241,734	\$37,568	\$115,319	\$84,732
Full Market Value	\$706,000	\$256,000	\$744,000	\$490,000
Market Value per SqFt	\$26.96	\$68.27	\$59.52	\$24.90
Distance from Cooperative in miles		0.69	0.12	0.49

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02408-0041	3-02420-0043	3-02420-0037	3-02366-0015
Address	227 SOUTH 2 STREET	209 SOUTH 3 STREET	223 SOUTH 3 STREET	238 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	36	13
Year Built	1905	1910	1916	1910
Gross SqFt	20,000	23,700	31,290	12,500
Estimated Gross Income	\$284,200	\$479,774	\$357,797	\$177,580
Gross Income per SqFt	\$14.21	\$20.24	\$11.43	\$14.21
Estimated Expense	\$99,600	\$204,147	\$157,543	\$62,261
Expense SqFt	\$4.98	\$8.61	\$5.03	\$4.98
Net Operating Income	\$184,600	\$275,627	\$200,254	\$115,319
Full Market Value	\$1,217,000	\$1,996,000	\$1,220,000	\$744,000
Market Value per SqFt	\$60.85	\$84.22	\$38.99	\$59.52
Distance from Cooperative in miles		0.05	0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02409-0032	3-02420-0005	3-02420-0043	3-02463-0021
Address	263 SOUTH 2 STREET	215 ROEBLING STREET	209 SOUTH 3 STREET	386 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	17	20	36
Year Built	1930	1910	1910	1913
Gross SqFt	7,500	16,400	23,700	27,000
Estimated Gross Income	\$151,800	\$399,811	\$479,774	\$436,476
Gross Income per SqFt	\$20.24	\$24.38	\$20.24	\$16.17
Estimated Expense	\$64,575	\$174,118	\$204,147	\$206,854
Expense SqFt	\$8.61	\$10.62	\$8.61	\$7.66
Net Operating Income	\$87,225	\$225,693	\$275,627	\$229,622
Full Market Value	\$632,000	\$1,690,000	\$1,996,000	\$1,540,000
Market Value per SqFt	\$84.27	\$103.05	\$84.22	\$57.04
Distance from Cooperative in miles		0.10	0.10	0.30

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02412-0002	3-02420-0043	3-02463-0021	
Address	384 KEAP STREET	209 SOUTH 3 STREET	386 SOUTH 5 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	29	20	36	
Year Built	1910	1910	1913	
Gross SqFt	20,663	23,700	27,000	
Estimated Gross Income	\$376,273	\$479,774	\$436,476	
Gross Income per SqFt	\$18.21	\$20.24	\$16.17	
Estimated Expense	\$168,197	\$204,147	\$206,854	
Expense SqFt	\$8.14	\$8.61	\$7.66	
Net Operating Income	\$208,076	\$275,627	\$229,622	
Full Market Value	\$1,472,000	\$1,996,000	\$1,540,000	
Market Value per SqFt	\$71.24	\$84.22	\$57.04	
Distance from Cooperative in miles		0.30	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02412-0004	3-02420-0043	3-02463-0021	
Address	176 BORINQUEN PLACE	209 SOUTH 3 STREET	386 SOUTH 5 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	30	20	36	
Year Built	1915	1910	1913	
Gross SqFt	19,422	23,700	27,000	
Estimated Gross Income	\$353,675	\$479,774	\$436,476	
Gross Income per SqFt	\$18.21	\$20.24	\$16.17	
Estimated Expense	\$141,470	\$204,147	\$206,854	
Expense SqFt	\$7.28	\$8.61	\$7.66	
Net Operating Income	\$212,205	\$275,627	\$229,622	
Full Market Value	\$1,501,000	\$1,996,000	\$1,540,000	
Market Value per SqFt	\$77.28	\$84.22	\$57.04	
Distance from Cooperative in miles		0.30	0.20	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02417-0034	3-02420-0037	3-02420-0043	3-02366-0015
Address	111 SOUTH 3 STREET	223 SOUTH 3 STREET	209 SOUTH 3 STREET	238 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	36	36	20	13
Year Built	1915	1916	1910	1910
Gross SqFt	31,940	31,290	23,700	12,500
Estimated Gross Income	\$453,867	\$357,797	\$479,774	\$177,580
Gross Income per SqFt	\$14.21	\$11.43	\$20.24	\$14.21
Estimated Expense	\$159,061	\$157,543	\$204,147	\$62,261
Expense SqFt	\$4.98	\$5.03	\$8.61	\$4.98
Net Operating Income	\$294,806	\$200,254	\$275,627	\$115,319
Full Market Value	\$1,944,000	\$1,220,000	\$1,996,000	\$744,000
Market Value per SqFt	\$60.86	\$38.99	\$84.22	\$59.52
Distance from Cooperative in miles		0.26	0.26	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02420-0015	3-02420-0037	3-02420-0043	3-02405-0014
Address	242 SOUTH 2 STREET	223 SOUTH 3 STREET	209 SOUTH 3 STREET	120 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	34	36	20	16
Year Built	1914	1916	1910	1910
Gross SqFt	24,850	31,290	23,700	16,313
Estimated Gross Income	\$284,036	\$357,797	\$479,774	\$154,474
Gross Income per SqFt	\$11.43	\$11.43	\$20.24	\$9.47
Estimated Expense	\$127,816	\$157,543	\$204,147	\$49,050
Expense SqFt	\$5.14	\$5.03	\$8.61	\$3.01
Net Operating Income	\$156,220	\$200,254	\$275,627	\$105,424
Full Market Value	\$952,000	\$1,220,000	\$1,996,000	\$609,000
Market Value per SqFt	\$38.31	\$38.99	\$84.22	\$37.33
Distance from Cooperative in miles		0.00	0.00	0.27

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02420-0035	3-02420-0043	3-02420-0037	3-02405-0014
Address	227 SOUTH 3 STREET	209 SOUTH 3 STREET	223 SOUTH 3 STREET	120 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	24	20	36	16
Year Built	1907	1910	1916	1910
Gross SqFt	19,358	23,700	31,290	16,313
Estimated Gross Income	\$221,262	\$479,774	\$357,797	\$154,474
Gross Income per SqFt	\$11.43	\$20.24	\$11.43	\$9.47
Estimated Expense	\$97,371	\$204,147	\$157,543	\$49,050
Expense SqFt	\$5.03	\$8.61	\$5.03	\$3.01
Net Operating Income	\$123,891	\$275,627	\$200,254	\$105,424
Full Market Value	\$755,000	\$1,996,000	\$1,220,000	\$609,000
Market Value per SqFt	\$39.00	\$84.22	\$38.99	\$37.33
Distance from Cooperative in miles		0.00	0.00	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02421-0012	3-03080-0005	3-02420-0043	3-02465-0006
Address	274 SOUTH 2 STREET	124 GRAHAM AVENUE	209 SOUTH 3 STREET	434 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	37	18	20	18
Year Built	1910	1931	1910	1915
Gross SqFt	32,100	11,000	23,700	20,135
Estimated Gross Income	\$649,704	\$252,949	\$479,774	\$246,413
Gross Income per SqFt	\$20.24	\$23.00	\$20.24	\$12.24
Estimated Expense	\$276,381	\$96,121	\$204,147	\$125,671
Expense SqFt	\$8.61	\$8.74	\$8.61	\$6.24
Net Operating Income	\$373,323	\$156,828	\$275,627	\$120,742
Full Market Value	\$2,703,000	\$665,000	\$1,996,000	\$384,000
Market Value per SqFt	\$84.21	\$60.45	\$84.22	\$19.07
Distance from Cooperative in miles		0.88	0.08	0.46

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02421-0038	3-02420-0043	3-02420-0037	3-02366-0015
Address	241 SOUTH 3 STREET	209 SOUTH 3 STREET	223 SOUTH 3 STREET	238 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	22	20	36	13
Year Built	1909	1910	1916	1910
Gross SqFt	21,050	23,700	31,290	12,500
Estimated Gross Income	\$299,121	\$479,774	\$357,797	\$177,580
Gross Income per SqFt	\$14.21	\$20.24	\$11.43	\$14.21
Estimated Expense	\$104,829	\$204,147	\$157,543	\$62,261
Expense SqFt	\$4.98	\$8.61	\$5.03	\$4.98
Net Operating Income	\$194,292	\$275,627	\$200,254	\$115,319
Full Market Value	\$1,281,000	\$1,996,000	\$1,220,000	\$744,000
Market Value per SqFt	\$60.86	\$84.22	\$38.99	\$59.52
Distance from Cooperative in miles		0.08	0.08	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02421-0040	3-02420-0043	3-02463-0021	3-02420-0037
Address	239 SOUTH 3 STREET	209 SOUTH 3 STREET	386 SOUTH 5 STREET	223 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	20	36	36
Year Built	1907	1910	1913	1916
Gross SqFt	18,720	23,700	27,000	31,290
Estimated Gross Income	\$302,702	\$479,774	\$436,476	\$357,797
Gross Income per SqFt	\$16.17	\$20.24	\$16.17	\$11.43
Estimated Expense	\$143,395	\$204,147	\$206,854	\$157,543
Expense SqFt	\$7.66	\$8.61	\$7.66	\$5.03
Net Operating Income	\$159,307	\$275,627	\$229,622	\$200,254
Full Market Value	\$1,093,000	\$1,996,000	\$1,540,000	\$1,220,000
Market Value per SqFt	\$58.39	\$84.22	\$57.04	\$38.99
Distance from Cooperative in miles		0.08	0.27	0.08

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02424-0018	3-02420-0043	3-02463-0021	
Address	374 SOUTH 2 STREET	209 SOUTH 3 STREET	386 SOUTH 5 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	41	20	36	
Year Built	1924	1910	1913	
Gross SqFt	31,686	23,700	27,000	
Estimated Gross Income	\$577,002	\$479,774	\$436,476	
Gross Income per SqFt	\$18.21	\$20.24	\$16.17	
Estimated Expense	\$257,924	\$204,147	\$206,854	
Expense SqFt	\$8.14	\$8.61	\$7.66	
Net Operating Income	\$319,078	\$275,627	\$229,622	
Full Market Value	\$2,257,000	\$1,996,000	\$1,540,000	
Market Value per SqFt	\$71.23	\$84.22	\$57.04	
Distance from Cooperative in miles		0.30	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02430-0019	3-02424-0031	3-02424-0032	3-02757-0033
Address	344 BEDFORD AVENUE	357 SOUTH 3 STREET	355 SOUTH 3 STREET	607 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	29	28	36	20
Year Built	1910	1915	1910	1910
Gross SqFt	20,093	21,300	25,210	18,061
Estimated Gross Income	\$239,308	\$235,092	\$300,303	\$271,182
Gross Income per SqFt	\$11.91	\$11.04	\$11.91	\$15.01
Estimated Expense	\$122,165	\$131,652	\$153,155	\$119,194
Expense SqFt	\$6.08	\$6.18	\$6.08	\$6.60
Net Operating Income	\$117,143	\$103,440	\$147,148	\$151,988
Full Market Value	\$494,000	\$416,000	\$911,000	\$1,020,000
Market Value per SqFt	\$24.59	\$19.53	\$36.14	\$56.48
Distance from Cooperative in miles		0.57	0.57	0.79

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02431-0003	3-02420-0043	3-02420-0037	3-02366-0015
Address	343 BEDFORD AVENUE	209 SOUTH 3 STREET	223 SOUTH 3 STREET	238 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	24	20	36	13
Year Built	1907	1910	1916	1910
Gross SqFt	21,291	23,700	31,290	12,500
Estimated Gross Income	\$302,545	\$479,774	\$357,797	\$177,580
Gross Income per SqFt	\$14.21	\$20.24	\$11.43	\$14.21
Estimated Expense	\$106,029	\$204,147	\$157,543	\$62,261
Expense SqFt	\$4.98	\$8.61	\$5.03	\$4.98
Net Operating Income	\$196,516	\$275,627	\$200,254	\$115,319
Full Market Value	\$1,296,000	\$1,996,000	\$1,220,000	\$744,000
Market Value per SqFt	\$60.87	\$84.22	\$38.99	\$59.52
Distance from Cooperative in miles		0.18	0.18	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02431-0005	3-02420-0037	3-02273-0006	3-02437-0009
Address	341 BEDFORD AVENUE	223 SOUTH 3 STREET	662 BROADWAY	334 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	36	36	12	27
Year Built	1913	1916	1931	1912
Gross SqFt	25,793	31,290	8,727	19,680
Estimated Gross Income	\$280,370	\$357,797	\$94,824	\$166,138
Gross Income per SqFt	\$10.87	\$11.43	\$10.87	\$8.44
Estimated Expense	\$171,523	\$157,543	\$58,039	\$81,406
Expense SqFt	\$6.65	\$5.03	\$6.65	\$4.14
Net Operating Income	\$108,847	\$200,254	\$36,785	\$84,732
Full Market Value	\$495,000	\$1,220,000	\$219,000	\$490,000
Market Value per SqFt	\$19.19	\$38.99	\$25.09	\$24.90
Distance from Cooperative in miles		0.18	1.14	0.47

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02431-0015	3-02463-0021	3-02465-0006	
Address	154 SOUTH 3 STREET	386 SOUTH 5 STREET	434 SOUTH 5 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	36	36	18	
Year Built	1915	1913	1915	
Gross SqFt	24,600	27,000	20,135	
Estimated Gross Income	\$349,566	\$436,476	\$246,413	
Gross Income per SqFt	\$14.21	\$16.17	\$12.24	
Estimated Expense	\$157,305	\$206,854	\$125,671	
Expense SqFt	\$6.39	\$7.66	\$6.24	
Net Operating Income	\$192,261	\$229,622	\$120,742	
Full Market Value	\$1,268,000	\$1,540,000	\$384,000	
Market Value per SqFt	\$51.54	\$57.04	\$19.07	
Distance from Cooperative in miles		0.48	0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02431-0036	3-02420-0043	3-02420-0037	3-02366-0015
Address	151 SOUTH 4 STREET	209 SOUTH 3 STREET	223 SOUTH 3 STREET	238 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	25	20	36	13
Year Built	1906	1910	1916	1910
Gross SqFt	20,500	23,700	31,290	12,500
Estimated Gross Income	\$291,305	\$479,774	\$357,797	\$177,580
Gross Income per SqFt	\$14.21	\$20.24	\$11.43	\$14.21
Estimated Expense	\$131,087	\$204,147	\$157,543	\$62,261
Expense SqFt	\$6.39	\$8.61	\$5.03	\$4.98
Net Operating Income	\$160,218	\$275,627	\$200,254	\$115,319
Full Market Value	\$1,057,000	\$1,996,000	\$1,220,000	\$744,000
Market Value per SqFt	\$51.56	\$84.22	\$38.99	\$59.52
Distance from Cooperative in miles		0.18	0.18	0.22

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02432-0027	3-02420-0043	3-02420-0037	3-02405-0014
Address	195 SOUTH 4 STREET	209 SOUTH 3 STREET	223 SOUTH 3 STREET	120 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	35	20	36	16
Year Built	1920	1910	1916	1910
Gross SqFt	23,355	23,700	31,290	16,313
Estimated Gross Income	\$266,948	\$479,774	\$357,797	\$154,474
Gross Income per SqFt	\$11.43	\$20.24	\$11.43	\$9.47
Estimated Expense	\$106,779	\$204,147	\$157,543	\$49,050
Expense SqFt	\$4.57	\$8.61	\$5.03	\$3.01
Net Operating Income	\$160,169	\$275,627	\$200,254	\$105,424
Full Market Value	\$976,000	\$1,996,000	\$1,220,000	\$609,000
Market Value per SqFt	\$41.79	\$84.22	\$38.99	\$37.33
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	3-02432-0030	3-02137-0014	3-02132-0016	3-02304-0015
Address	185 SOUTH 4 STREET	110 SOUTH 8 STREET	158 BROADWAY	144 NORTH 10 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	42	66	13	23
Year Built	2005	2007	2002	2006
Gross SqFt	71,392	63,866	24,949	36,760
Estimated Gross Income	\$1,432,837	\$1,281,930	\$384,022	\$839,015
Gross Income per SqFt	\$20.07	\$20.07	\$15.39	\$22.82
Estimated Expense	\$544,478	\$435,856	\$85,451	\$295,568
Expense SqFt	\$7.63	\$6.82	\$3.43	\$8.04
Net Operating Income	\$888,359	\$846,074	\$298,571	\$543,447
Full Market Value	\$6,422,000	\$6,116,000	\$2,018,000	\$4,025,000
Market Value per SqFt	\$89.95	\$95.76	\$80.89	\$109.49
Distance from Cooperative in miles		0.28	0.18	0.59

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02436-0008	3-02420-0043	3-02465-0006	3-02420-0037
Address	304 SOUTH 3 STREET	209 SOUTH 3 STREET	434 SOUTH 5 STREET	223 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	20	18	36
Year Built	1915	1910	1915	1916
Gross SqFt	20,172	23,700	20,135	31,290
Estimated Gross Income	\$246,905	\$479,774	\$246,413	\$357,797
Gross Income per SqFt	\$12.24	\$20.24	\$12.24	\$11.43
Estimated Expense	\$86,417	\$204,147	\$125,671	\$157,543
Expense SqFt	\$4.28	\$8.61	\$6.24	\$5.03
Net Operating Income	\$160,488	\$275,627	\$120,742	\$200,254
Full Market Value	\$1,004,000	\$1,996,000	\$384,000	\$1,220,000
Market Value per SqFt	\$49.77	\$84.22	\$19.07	\$38.99
Distance from Cooperative in miles		0.23	0.31	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02437-0007	3-03031-0014	3-02465-0006	
Address	330 SOUTH 3 STREET	20 STAGG STREET	434 SOUTH 5 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	30	11	18	
Year Built	1912	1930	1915	
Gross SqFt	19,680	3,750	20,135	
Estimated Gross Income	\$276,504	\$59,478	\$246,413	
Gross Income per SqFt	\$14.05	\$15.86	\$12.24	
Estimated Expense	\$118,867	\$21,910	\$125,671	
Expense SqFt	\$6.04	\$5.84	\$6.24	
Net Operating Income	\$157,637	\$37,568	\$120,742	
Full Market Value	\$1,036,000	\$256,000	\$384,000	
Market Value per SqFt	\$52.64	\$68.27	\$19.07	
Distance from Cooperative in miles		0.22	0.24	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02447-0010	3-02182-0021	3-02418-0003	3-02418-0029
Address	256 SOUTH 4 STREET	156 WILSON STREET	329 BEDFORD AVENUE	750 DRIGGS AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	36	36	35	35
Year Built	1915	1915	1915	1915
Gross SqFt	26,720	25,800	26,064	25,920
Estimated Gross Income	\$260,787	\$283,937	\$254,479	\$205,581
Gross Income per SqFt	\$9.76	\$11.01	\$9.76	\$7.93
Estimated Expense	\$112,758	\$139,129	\$110,008	\$86,548
Expense SqFt	\$4.22	\$5.39	\$4.22	\$3.34
Net Operating Income	\$148,029	\$144,808	\$144,471	\$119,033
Full Market Value	\$352,000	\$489,000	\$495,000	\$521,000
Market Value per SqFt	\$13.17	\$18.95	\$18.99	\$20.10
Distance from Cooperative in miles		0.33	0.28	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02450-0015	3-02420-0037	3-02420-0043	3-02465-0006
Address	350 SOUTH 4 STREET	223 SOUTH 3 STREET	209 SOUTH 3 STREET	434 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	35	36	20	18
Year Built	1925	1916	1910	1915
Gross SqFt	26,250	31,290	23,700	20,135
Estimated Gross Income	\$321,300	\$357,797	\$479,774	\$246,413
Gross Income per SqFt	\$12.24	\$11.43	\$20.24	\$12.24
Estimated Expense	\$138,159	\$157,543	\$204,147	\$125,671
Expense SqFt	\$5.26	\$5.03	\$8.61	\$6.24
Net Operating Income	\$183,141	\$200,254	\$275,627	\$120,742
Full Market Value	\$1,146,000	\$1,220,000	\$1,996,000	\$384,000
Market Value per SqFt	\$43.66	\$38.99	\$84.22	\$19.07
Distance from Cooperative in miles		0.32	0.32	0.22

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02464-0002	3-02463-0021	3-02465-0006	
Address	392 SOUTH 5 STREET	386 SOUTH 5 STREET	434 SOUTH 5 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	31	36	18	
Year Built	1920	1913	1915	
Gross SqFt	21,750	27,000	20,135	
Estimated Gross Income	\$309,068	\$436,476	\$246,413	
Gross Income per SqFt	\$14.21	\$16.17	\$12.24	
Estimated Expense	\$123,627	\$206,854	\$125,671	
Expense SqFt	\$5.68	\$7.66	\$6.24	
Net Operating Income	\$185,441	\$229,622	\$120,742	
Full Market Value	\$1,223,000	\$1,540,000	\$384,000	
Market Value per SqFt	\$56.23	\$57.04	\$19.07	
Distance from Cooperative in miles		0.09	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02715-0005	3-02463-0021	3-02757-0034	
Address	532 GRAHAM AVENUE	386 SOUTH 5 STREET	601 METROPOLITAN AVENUE	
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	16	36	20	
Year Built	1920	1913	1910	
Gross SqFt	12,848	27,000	18,061	
Estimated Gross Income	\$200,300	\$436,476	\$271,182	
Gross Income per SqFt	\$15.59	\$16.17	\$15.01	
Estimated Expense	\$91,606	\$206,854	\$119,194	
Expense SqFt	\$7.13	\$7.66	\$6.60	
Net Operating Income	\$108,694	\$229,622	\$151,988	
Full Market Value	\$738,000	\$1,540,000	\$1,020,000	
Market Value per SqFt	\$57.44	\$57.04	\$56.48	
Distance from Cooperative in miles		1.03	0.48	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02732-0008	3-02420-0043	3-02366-0015	3-02405-0014
Address	72 RICHARDSON STREET	209 SOUTH 3 STREET	238 METROPOLITAN AVENUE	120 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	20	13	16
Year Built	1928	1910	1910	1910
Gross SqFt	15,225	23,700	12,500	16,313
Estimated Gross Income	\$216,347	\$479,774	\$177,580	\$154,474
Gross Income per SqFt	\$14.21	\$20.24	\$14.21	\$9.47
Estimated Expense	\$75,821	\$204,147	\$62,261	\$49,050
Expense SqFt	\$4.98	\$8.61	\$4.98	\$3.01
Net Operating Income	\$140,526	\$275,627	\$115,319	\$105,424
Full Market Value	\$927,000	\$1,996,000	\$744,000	\$609,000
Market Value per SqFt	\$60.89	\$84.22	\$59.52	\$37.33
Distance from Cooperative in miles		0.66	0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02732-0009	3-02420-0043	3-02366-0015	3-02405-0014
Address	74 RICHARDSON STREET	209 SOUTH 3 STREET	238 METROPOLITAN AVENUE	120 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	20	13	16
Year Built	1928	1910	1910	1910
Gross SqFt	15,225	23,700	12,500	16,313
Estimated Gross Income	\$216,347	\$479,774	\$177,580	\$154,474
Gross Income per SqFt	\$14.21	\$20.24	\$14.21	\$9.47
Estimated Expense	\$75,821	\$204,147	\$62,261	\$49,050
Expense SqFt	\$4.98	\$8.61	\$4.98	\$3.01
Net Operating Income	\$140,526	\$275,627	\$115,319	\$105,424
Full Market Value	\$927,000	\$1,996,000	\$744,000	\$609,000
Market Value per SqFt	\$60.89	\$84.22	\$59.52	\$37.33
Distance from Cooperative in miles		0.66	0.60	0.75

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02732-0010	3-02420-0043	3-02366-0015	3-02405-0014
Address	76 RICHARDSON STREET	209 SOUTH 3 STREET	238 METROPOLITAN AVENUE	120 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	20	13	16
Year Built	1928	1910	1910	1910
Gross SqFt	15,225	23,700	12,500	16,313
Estimated Gross Income	\$216,347	\$479,774	\$177,580	\$154,474
Gross Income per SqFt	\$14.21	\$20.24	\$14.21	\$9.47
Estimated Expense	\$75,821	\$204,147	\$62,261	\$49,050
Expense SqFt	\$4.98	\$8.61	\$4.98	\$3.01
Net Operating Income	\$140,526	\$275,627	\$115,319	\$105,424
Full Market Value	\$927,000	\$1,996,000	\$744,000	\$609,000
Market Value per SqFt	\$60.89	\$84.22	\$59.52	\$37.33
Distance from Cooperative in miles		0.66	0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02787-0017	3-02757-0033	3-02757-0034	3-02424-0032
Address	648 GRAND STREET	607 METROPOLITAN AVENUE	601 METROPOLITAN AVENUE	355 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	37	20	20	36
Year Built	1920	1910	1910	1910
Gross SqFt	24,300	18,061	18,061	25,210
Estimated Gross Income	\$364,743	\$271,182	\$271,182	\$300,303
Gross Income per SqFt	\$15.01	\$15.01	\$15.01	\$11.91
Estimated Expense	\$160,380	\$119,194	\$119,194	\$153,155
Expense SqFt	\$6.60	\$6.60	\$6.60	\$6.08
Net Operating Income	\$204,363	\$151,988	\$151,988	\$147,148
Full Market Value	\$1,371,000	\$1,020,000	\$1,020,000	\$911,000
Market Value per SqFt	\$56.42	\$56.48	\$56.48	\$36.14
Distance from Cooperative in miles		0.27	0.27	0.38

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02787-0019	3-02424-0032	3-02424-0031	3-02757-0034
Address	654 GRAND STREET	355 SOUTH 3 STREET	357 SOUTH 3 STREET	601 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	37	36	28	20
Year Built	1920	1910	1915	1910
Gross SqFt	24,300	25,210	21,300	18,061
Estimated Gross Income	\$289,413	\$300,303	\$235,092	\$271,182
Gross Income per SqFt	\$11.91	\$11.91	\$11.04	\$15.01
Estimated Expense	\$147,744	\$153,155	\$131,652	\$119,194
Expense SqFt	\$6.08	\$6.08	\$6.18	\$6.60
Net Operating Income	\$141,669	\$147,148	\$103,440	\$151,988
Full Market Value	\$749,000	\$911,000	\$416,000	\$1,020,000
Market Value per SqFt	\$30.82	\$36.14	\$19.53	\$56.48
Distance from Cooperative in miles		0.38	0.38	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02791-0012	3-03031-0015	3-03031-0014	3-02757-0034
Address	16 MAUJER STREET	22 STAGG STREET	20 STAGG STREET	601 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	11	20
Year Built	1920	1930	1930	1910
Gross SqFt	12,994	3,600	3,750	18,061
Estimated Gross Income	\$206,085	\$59,478	\$59,478	\$271,182
Gross Income per SqFt	\$15.86	\$16.52	\$15.86	\$15.01
Estimated Expense	\$75,885	\$21,690	\$21,910	\$119,194
Expense SqFt	\$5.84	\$6.03	\$5.84	\$6.60
Net Operating Income	\$130,200	\$37,788	\$37,568	\$151,988
Full Market Value	\$888,000	\$261,000	\$256,000	\$1,020,000
Market Value per SqFt	\$68.34	\$72.50	\$68.27	\$56.48
Distance from Cooperative in miles		0.10	0.10	0.32

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03139-0012	3-03127-0022	3-01598-0041	3-01604-0045
Address	890 FLUSHING AVENUE	19 HUMBOLDT STREET	62 STUYVESANT AVENUE	601 KOSCIUSZKO STREET
Neighborhood	BUSHWICK	WILLIAMSBURG-EAST	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	15	23	16
Year Built	1931	1931	1931	1931
Gross SqFt	16,000	13,650	18,000	13,560
Estimated Gross Income	\$159,040	\$135,652	\$182,701	\$114,604
Gross Income per SqFt	\$9.94	\$9.94	\$10.15	\$8.45
Estimated Expense	\$59,040	\$50,382	\$102,313	\$74,493
Expense SqFt	\$3.69	\$3.69	\$5.68	\$5.49
Net Operating Income	\$100,000	\$85,270	\$80,388	\$40,111
Full Market Value	\$574,000	\$324,000	\$367,000	\$225,000
Market Value per SqFt	\$35.88	\$23.74	\$20.39	\$16.59
Distance from Cooperative in miles		0.28	0.57	0.66

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03243-0052	3-03322-0028	3-03323-0011	
Address	87 STOCKHOLM STREET	73 LINDEN STREET	108 GROVE STREET	
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	12	28	
Year Built	1931	1931	1931	
Gross SqFt	14,800	11,251	26,250	
Estimated Gross Income	\$142,376	\$106,281	\$257,036	
Gross Income per SqFt	\$9.62	\$9.45	\$9.79	
Estimated Expense	\$65,120	\$63,769	\$82,252	
Expense SqFt	\$4.40	\$5.67	\$3.13	
Net Operating Income	\$77,256	\$42,512	\$174,784	
Full Market Value	\$446,000	\$207,000	\$996,000	
Market Value per SqFt	\$30.14	\$18.40	\$37.94	
Distance from Cooperative in miles		0.41	0.39	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03304-0002	3-03323-0014	3-03323-0011	
Address	12 BLEECKER STREET	110 GROVE STREET	108 GROVE STREET	
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	28	28	
Year Built	1931	1931	1931	
Gross SqFt	10,956	26,250	26,250	
Estimated Gross Income	\$107,697	\$259,169	\$257,036	
Gross Income per SqFt	\$9.83	\$9.87	\$9.79	
Estimated Expense	\$47,439	\$145,135	\$82,252	
Expense SqFt	\$4.33	\$5.53	\$3.13	
Net Operating Income	\$60,258	\$114,034	\$174,784	
Full Market Value	\$348,000	\$652,000	\$996,000	
Market Value per SqFt	\$31.76	\$24.84	\$37.94	
Distance from Cooperative in miles		0.16	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03322-0026	3-03322-0028	3-01623-0029	3-03323-0014
Address	75 LINDEN STREET	73 LINDEN STREET	1046 GREENE AVENUE	110 GROVE STREET
Neighborhood	BUSHWICK	BUSHWICK	BEDFORD STUYVESANT	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	16	28
Year Built	1931	1931	1931	1931
Gross SqFt	11,251	11,251	10,084	26,250
Estimated Gross Income	\$106,322	\$106,281	\$79,155	\$259,169
Gross Income per SqFt	\$9.45	\$9.45	\$7.85	\$9.87
Estimated Expense	\$63,793	\$63,769	\$51,451	\$145,135
Expense SqFt	\$5.67	\$5.67	\$5.10	\$5.53
Net Operating Income	\$42,529	\$42,512	\$27,704	\$114,034
Full Market Value	\$198,000	\$207,000	\$160,000	\$652,000
Market Value per SqFt	\$17.60	\$18.40	\$15.87	\$24.84
Distance from Cooperative in miles		0.00	0.27	0.12

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03323-0060	3-01533-0037	3-03286-0017	
Address	115 LINDEN STREET	96 ROCKAWAY AVENUE	162 HARMAN STREET	
Neighborhood	BUSHWICK	OCEAN HILL	BUSHWICK	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	16	18	14	
Year Built	1931	1908	1994	
Gross SqFt	14,500	14,242	5,000	
Estimated Gross Income	\$243,745	\$187,270	\$102,306	
Gross Income per SqFt	\$16.81	\$13.15	\$20.46	
Estimated Expense	\$128,470	\$89,035	\$57,291	
Expense SqFt	\$8.86	\$6.25	\$11.46	
Net Operating Income	\$115,275	\$98,235	\$45,015	
Full Market Value	\$799,000	\$472,000	\$327,000	
Market Value per SqFt	\$55.10	\$33.14	\$65.40	
Distance from Cooperative in miles		1.03	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03323-0062	3-01533-0037	3-03286-0017	
Address	111 LINDEN STREET	96 ROCKAWAY AVENUE	162 HARMAN STREET	
Neighborhood	BUSHWICK	OCEAN HILL	BUSHWICK	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	16	18	14	
Year Built	1931	1908	1994	
Gross SqFt	14,500	14,242	5,000	
Estimated Gross Income	\$243,745	\$187,270	\$102,306	
Gross Income per SqFt	\$16.81	\$13.15	\$20.46	
Estimated Expense	\$128,470	\$89,035	\$57,291	
Expense SqFt	\$8.86	\$6.25	\$11.46	
Net Operating Income	\$115,275	\$98,235	\$45,015	
Full Market Value	\$799,000	\$472,000	\$327,000	
Market Value per SqFt	\$55.10	\$33.14	\$65.40	
Distance from Cooperative in miles		1.03	0.24	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03323-0068	3-01483-0059	3-01498-0025	
Address	101 LINDEN STREET	967 PUTNAM AVENUE	870 MACON STREET	
Neighborhood	BUSHWICK	OCEAN HILL	OCEAN HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	23	16	16	
Year Built	1931	1925	1906	
Gross SqFt	21,930	7,000	7,860	
Estimated Gross Income	\$274,125	\$86,146	\$99,728	
Gross Income per SqFt	\$12.50	\$12.31	\$12.69	
Estimated Expense	\$151,536	\$42,212	\$61,169	
Expense SqFt	\$6.91	\$6.03	\$7.78	
Net Operating Income	\$122,589	\$43,934	\$38,559	
Full Market Value	\$773,000	\$246,000	\$245,000	
Market Value per SqFt	\$35.25	\$35.14	\$31.17	
Distance from Cooperative in miles		0.43	0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03349-0001	3-01483-0059	3-01533-0037	
Address	1095 BUSHWICK AVENUE	967 PUTNAM AVENUE	96 ROCKAWAY AVENUE	
Neighborhood	BUSHWICK	OCEAN HILL	OCEAN HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	14	16	18	
Year Built	1931	1925	1908	
Gross SqFt	7,500	7,000	14,242	
Estimated Gross Income	\$95,475	\$86,146	\$187,270	
Gross Income per SqFt	\$12.73	\$12.31	\$13.15	
Estimated Expense	\$46,050	\$42,212	\$89,035	
Expense SqFt	\$6.14	\$6.03	\$6.25	
Net Operating Income	\$49,425	\$43,934	\$98,235	
Full Market Value	\$598,000	\$246,000	\$472,000	
Market Value per SqFt	\$79.73	\$35.14	\$33.14	
Distance from Cooperative in miles		0.29	0.84	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03349-0003	3-03322-0028	3-03323-0011	
Address	1091 BUSHWICK AVENUE	73 LINDEN STREET	108 GROVE STREET	
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	14	12	28	
Year Built	1931	1931	1931	
Gross SqFt	12,480	11,251	26,250	
Estimated Gross Income	\$120,058	\$106,281	\$257,036	
Gross Income per SqFt	\$9.62	\$9.45	\$9.79	
Estimated Expense	\$54,912	\$63,769	\$82,252	
Expense SqFt	\$4.40	\$5.67	\$3.13	
Net Operating Income	\$65,146	\$42,512	\$174,784	
Full Market Value	\$376,000	\$207,000	\$996,000	
Market Value per SqFt	\$30.13	\$18.40	\$37.94	
Distance from Cooperative in miles		0.15	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03384-0006	3-01528-0030	3-01528-0027	3-03323-0064
Address	463 WILSON AVENUE	364 SUMPTER STREET	356 SUMPTER STREET	107 LINDEN STREET
Neighborhood	BUSHWICK	OCEAN HILL	OCEAN HILL	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	20	20	28
Year Built	1928	1923	1923	1931
Gross SqFt	31,184	18,876	18,876	26,250
Estimated Gross Income	\$256,956	\$155,506	\$155,506	\$208,393
Gross Income per SqFt	\$8.24	\$8.24	\$8.24	\$7.94
Estimated Expense	\$137,521	\$83,151	\$83,151	\$135,455
Expense SqFt	\$4.41	\$4.41	\$4.41	\$5.16
Net Operating Income	\$119,435	\$72,355	\$72,355	\$72,938
Full Market Value	\$659,000	\$418,000	\$418,000	\$378,000
Market Value per SqFt	\$21.13	\$22.14	\$22.14	\$14.40
Distance from Cooperative in miles		0.90	0.90	0.44

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03622-0001	3-03583-0001	3-03583-0019	3-03551-0032
Address	988 HEGEMAN AVENUE	61 RIVERDALE AVENUE	807 SARATOGA AVENUE	174 GRAFTON STREET
Neighborhood	BROWNSVILLE	BROWNSVILLE	BROWNSVILLE	BROWNSVILLE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	27	40	23
Year Built	1930	1930	1930	1930
Gross SqFt	18,000	22,570	20,880	17,200
Estimated Gross Income	\$179,280	\$224,883	\$239,647	\$166,116
Gross Income per SqFt	\$9.96	\$9.96	\$11.48	\$9.66
Estimated Expense	\$105,480	\$132,165	\$143,788	\$99,670
Expense SqFt	\$5.86	\$5.86	\$6.89	\$5.79
Net Operating Income	\$73,800	\$92,718	\$95,859	\$66,446
Full Market Value	\$426,000	\$532,000	\$585,000	\$376,000
Market Value per SqFt	\$23.67	\$23.57	\$28.02	\$21.86
Distance from Cooperative in miles		0.36	0.36	0.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03633-0001	3-04595-0015	3-04338-0001	3-03497-0051
Address	1371 LINDEN BOULEVARD	1022 EAST 93 STREET	910 HEGEMAN AVENUE	54 BRISTOL STREET
Neighborhood	BROWNSVILLE	FLATBUSH-NORTH	EAST NEW YORK	BROWNSVILLE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	342	439	105	80
Year Built	1962	1976	1969	2008
Gross SqFt	398,223	676,350	88,551	87,429
Estimated Gross Income	\$3,149,944	\$5,980,267	\$700,165	\$655,226
Gross Income per SqFt	\$7.91	\$8.84	\$7.91	\$7.49
Estimated Expense	\$1,827,844	\$3,396,182	\$406,096	\$263,757
Expense SqFt	\$4.59	\$5.02	\$4.59	\$3.02
Net Operating Income	\$1,322,100	\$2,584,085	\$294,069	\$391,469
Full Market Value	\$7,203,000	\$15,072,000	\$1,712,000	\$2,283,000
Market Value per SqFt	\$18.09	\$22.28	\$19.33	\$26.11
Distance from Cooperative in miles		1.13	1.75	1.06

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03660-0007	3-03933-0051	3-03896-0044	3-01528-0027
Address	17 PENNSYLVANIA AVENUE	2801 FULTON STREET	213 JAMAICA AVENUE	356 SUMPTER STREET
Neighborhood	CYPRESS HILLS	CYPRESS HILLS	CYPRESS HILLS	OCEAN HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	16	19	20
Year Built	1905	1930	1903	1923
Gross SqFt	18,600	12,950	17,010	18,876
Estimated Gross Income	\$164,052	\$124,706	\$149,997	\$155,506
Gross Income per SqFt	\$8.82	\$9.63	\$8.82	\$8.24
Estimated Expense	\$99,138	\$79,118	\$90,641	\$83,151
Expense SqFt	\$5.33	\$6.11	\$5.33	\$4.41
Net Operating Income	\$64,914	\$45,588	\$59,356	\$72,355
Full Market Value	\$375,000	\$271,000	\$333,000	\$418,000
Market Value per SqFt	\$20.16	\$20.93	\$19.58	\$22.14
Distance from Cooperative in miles		0.29	0.31	0.72

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03704-0029	3-03933-0051	3-03896-0044	3-03818-0043
Address	236 NEW JERSEY AVENUE	2801 FULTON STREET	213 JAMAICA AVENUE	514 WILLIAMS AVENUE
Neighborhood	EAST NEW YORK	CYPRESS HILLS	CYPRESS HILLS	EAST NEW YORK
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	16	19	16
Year Built	1920	1930	1903	1930
Gross SqFt	15,400	12,950	17,010	14,496
Estimated Gross Income	\$137,522	\$124,706	\$149,997	\$129,444
Gross Income per SqFt	\$8.93	\$9.63	\$8.82	\$8.93
Estimated Expense	\$55,748	\$79,118	\$90,641	\$52,437
Expense SqFt	\$3.62	\$6.11	\$5.33	\$3.62
Net Operating Income	\$81,774	\$45,588	\$59,356	\$77,007
Full Market Value	\$473,000	\$271,000	\$333,000	\$445,000
Market Value per SqFt	\$30.71	\$20.93	\$19.58	\$30.70
Distance from Cooperative in miles		0.42	0.52	0.73

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03805-0041	3-03803-0001	3-04092-0013	3-03792-0001
Address	498 PENNSYLVANIA AVENUE	475 ALABAMA AVENUE	607 JEROME STREET	733 DUMONT AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	39	20	15
Year Built	1930	1916	1925	1930
Gross SqFt	25,950	30,616	14,960	16,696
Estimated Gross Income	\$345,395	\$407,515	\$207,205	\$197,509
Gross Income per SqFt	\$13.31	\$13.31	\$13.85	\$11.83
Estimated Expense	\$178,017	\$210,130	\$101,530	\$109,279
Expense SqFt	\$6.86	\$6.86	\$6.79	\$6.55
Net Operating Income	\$167,378	\$197,385	\$105,675	\$88,230
Full Market Value	\$954,000	\$1,273,000	\$673,000	\$504,000
Market Value per SqFt	\$36.76	\$41.58	\$44.99	\$30.19
Distance from Cooperative in miles		0.10	0.55	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03886-0010	3-03886-0005	3-03886-0001	3-03933-0016
Address	224 HIGHLAND BOULEVARD	220 HIGHLAND BOULEVARD	200 HIGHLAND BOULEVARD	74 ARLINGTON AVENUE
Neighborhood	CYPRESS HILLS	CYPRESS HILLS	CYPRESS HILLS	CYPRESS HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	94	66	53
Year Built	1940	1928	1927	1929
Gross SqFt	104,465	80,316	51,780	43,572
Estimated Gross Income	\$1,421,769	\$1,062,873	\$704,749	\$638,612
Gross Income per SqFt	\$13.61	\$13.23	\$13.61	\$14.66
Estimated Expense	\$680,067	\$508,887	\$337,313	\$325,692
Expense SqFt	\$6.51	\$6.34	\$6.51	\$7.47
Net Operating Income	\$741,702	\$553,986	\$367,436	\$312,920
Full Market Value	\$2,158,000	\$3,170,000	\$1,962,000	\$2,084,000
Market Value per SqFt	\$20.66	\$39.47	\$37.89	\$47.83
Distance from Cooperative in miles		0.00	0.00	0.23

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04590-0051	3-04995-0030	3-05026-0100	3-04610-0001
Address	811 RUTLAND ROAD	3202 FOSTER AVENUE	580 FLATBUSH AVENUE	950 RUTLAND ROAD
Neighborhood	FLATBUSH-NORTH	FLATBUSH-EAST	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	294	336	224	172
Year Built	1953	1950	1962	1958
Gross SqFt	316,000	259,200	234,132	144,000
Estimated Gross Income	\$4,458,760	\$3,664,503	\$3,274,172	\$2,031,590
Gross Income per SqFt	\$14.11	\$14.14	\$13.98	\$14.11
Estimated Expense	\$1,636,880	\$2,067,373	\$1,508,161	\$745,869
Expense SqFt	\$5.18	\$7.98	\$6.44	\$5.18
Net Operating Income	\$2,821,880	\$1,597,130	\$1,766,011	\$1,285,721
Full Market Value	\$18,567,000	\$6,060,000	\$11,583,000	\$8,458,000
Market Value per SqFt	\$58.76	\$23.38	\$49.47	\$58.74
Distance from Cooperative in miles		1.74	1.51	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04598-0016	3-03533-0031	3-03533-0037	3-03511-0068
Address	14 EAST 96 STREET	60 SUTTER AVENUE	668 HOWARD AVENUE	648 HOWARD AVENUE
Neighborhood	FLATBUSH-NORTH	BROWNSVILLE	BROWNSVILLE	BROWNSVILLE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	44	20	20
Year Built	1927	1922	1930	1930
Gross SqFt	26,900	36,000	21,600	23,800
Estimated Gross Income	\$324,952	\$435,055	\$271,909	\$271,909
Gross Income per SqFt	\$12.08	\$12.08	\$12.59	\$11.42
Estimated Expense	\$182,113	\$243,631	\$157,707	\$137,590
Expense SqFt	\$6.77	\$6.77	\$7.30	\$5.78
Net Operating Income	\$142,839	\$191,424	\$114,202	\$134,319
Full Market Value	\$889,000	\$1,191,000	\$722,000	\$818,000
Market Value per SqFt	\$33.05	\$33.08	\$33.43	\$34.37
Distance from Cooperative in miles		0.32	0.32	0.35

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04815-0037	3-01700-0017	3-01798-0040	
Address	636 BROOKLYN AVENUE	1660 FULTON STREET	550 GREENE AVENUE	
Neighborhood	FLATBUSH-NORTH	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	160	143	151	
Year Built	1959	1974	1984	
Gross SqFt	152,200	175,390	128,000	
Estimated Gross Income	\$2,226,686	\$1,982,519	\$2,298,560	
Gross Income per SqFt	\$14.63	\$11.30	\$17.96	
Estimated Expense	\$969,514	\$971,434	\$921,103	
Expense SqFt	\$6.37	\$5.54	\$7.20	
Net Operating Income	\$1,257,172	\$1,011,085	\$1,377,457	
Full Market Value	\$6,549,000	\$6,132,000	\$9,709,000	
Market Value per SqFt	\$43.03	\$34.96	\$75.85	
Distance from Cooperative in miles		1.56	2.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04847-0004	3-05066-0071	3-04813-0001	3-04823-0001
Address	10 EAST 43 STREET	261 LENOX ROAD	601 ALBANY AVENUE	647 ALBANY AVENUE
Neighborhood	FLATBUSH-NORTH	FLATBUSH-CENTRAL	FLATBUSH-NORTH	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	120	143	92
Year Built	1956	1956	1955	1955
Gross SqFt	127,764	105,136	120,648	81,330
Estimated Gross Income	\$1,787,418	\$1,481,311	\$1,130,340	\$1,137,935
Gross Income per SqFt	\$13.99	\$14.09	\$9.37	\$13.99
Estimated Expense	\$781,916	\$614,744	\$561,644	\$497,739
Expense SqFt	\$6.12	\$5.85	\$4.66	\$6.12
Net Operating Income	\$1,005,502	\$866,567	\$568,696	\$640,196
Full Market Value	\$6,597,000	\$5,698,000	\$3,072,000	\$4,200,000
Market Value per SqFt	\$51.63	\$54.20	\$25.46	\$51.64
Distance from Cooperative in miles		0.71	0.30	0.19

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04853-0028	3-05066-0071	3-05065-0021	3-05084-0061
Address	310 LENOX ROAD	261 LENOX ROAD	118 CLARKSON AVENUE	155 LINDEN BOULEVARD
Neighborhood	FLATBUSH-NORTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	120	137	143
Year Built	1963	1956	1962	1951
Gross SqFt	124,314	105,136	112,356	107,750
Estimated Gross Income	\$1,747,855	\$1,481,311	\$1,579,279	\$1,501,678
Gross Income per SqFt	\$14.06	\$14.09	\$14.06	\$13.94
Estimated Expense	\$932,355	\$614,744	\$611,121	\$734,952
Expense SqFt	\$7.50	\$5.85	\$5.44	\$6.82
Net Operating Income	\$815,500	\$866,567	\$968,158	\$766,726
Full Market Value	\$4,851,000	\$5,698,000	\$6,362,000	\$5,025,000
Market Value per SqFt	\$39.02	\$54.20	\$56.62	\$46.64
Distance from Cooperative in miles		0.18	0.33	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04853-0035	3-05066-0071	3-04868-0034	3-04837-0052
Address	330 LENOX ROAD	261 LENOX ROAD	300 LINDEN BOULEVARD	770 NEW YORK AVENUE
Neighborhood	FLATBUSH-NORTH	FLATBUSH-CENTRAL	FLATBUSH-EAST	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	118	120	72	72
Year Built	1964	1956	1949	1965
Gross SqFt	112,518	105,136	57,456	48,400
Estimated Gross Income	\$1,585,379	\$1,481,311	\$836,123	\$668,223
Gross Income per SqFt	\$14.09	\$14.09	\$14.55	\$13.81
Estimated Expense	\$658,230	\$614,744	\$330,432	\$264,263
Expense SqFt	\$5.85	\$5.85	\$5.75	\$5.46
Net Operating Income	\$927,149	\$866,567	\$505,691	\$403,960
Full Market Value	\$6,098,000	\$5,698,000	\$3,360,000	\$2,639,000
Market Value per SqFt	\$54.20	\$54.20	\$58.48	\$54.52
Distance from Cooperative in miles		0.18	0.09	0.09

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04905-0001	3-05084-0061	3-07559-0011	3-05066-0039
Address	3400 SNYDER AVENUE	155 LINDEN BOULEVARD	777 EAST 31 STREET	270 CLARKSON AVENUE
Neighborhood	FLATBUSH-EAST	FLATBUSH-CENTRAL	FLATBUSH-EAST	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	129	143	125	99
Year Built	1956	1951	1961	1962
Gross SqFt	114,346	107,750	110,604	95,100
Estimated Gross Income	\$1,162,899	\$1,501,678	\$1,125,223	\$725,012
Gross Income per SqFt	\$10.17	\$13.94	\$10.17	\$7.62
Estimated Expense	\$612,895	\$734,952	\$593,176	\$396,607
Expense SqFt	\$5.36	\$6.82	\$5.36	\$4.17
Net Operating Income	\$550,004	\$766,726	\$532,047	\$328,405
Full Market Value	\$2,614,000	\$5,025,000	\$3,084,000	\$1,675,000
Market Value per SqFt	\$22.86	\$46.64	\$27.88	\$17.61
Distance from Cooperative in miles		0.61	1.05	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04906-0001	3-05084-0061	3-04853-0043	3-05065-0095
Address	3500 SNYDER AVENUE	155 LINDEN BOULEVARD	350 LENOX ROAD	141 LENOX ROAD
Neighborhood	FLATBUSH-EAST	FLATBUSH-CENTRAL	FLATBUSH-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	143	84	66
Year Built	1957	1951	1965	1954
Gross SqFt	115,900	107,750	98,880	74,016
Estimated Gross Income	\$1,266,787	\$1,501,678	\$1,080,488	\$801,701
Gross Income per SqFt	\$10.93	\$13.94	\$10.93	\$10.83
Estimated Expense	\$602,680	\$734,952	\$513,936	\$337,458
Expense SqFt	\$5.20	\$6.82	\$5.20	\$4.56
Net Operating Income	\$664,107	\$766,726	\$566,552	\$464,243
Full Market Value	\$2,690,000	\$5,025,000	\$3,388,000	\$2,057,000
Market Value per SqFt	\$23.21	\$46.64	\$34.26	\$27.79
Distance from Cooperative in miles		0.64	0.44	0.71

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05026-0011	3-01327-0001	3-05026-0039	3-05026-0056
Address	163 OCEAN AVENUE	57 LINCOLN ROAD	115 OCEAN AVENUE	40 LINCOLN ROAD
Neighborhood	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	84	86	89
Year Built	1930	1925	1925	1926
Gross SqFt	118,785	72,910	87,000	80,448
Estimated Gross Income	\$1,409,978	\$865,764	\$971,714	\$1,047,090
Gross Income per SqFt	\$11.87	\$11.87	\$11.17	\$13.02
Estimated Expense	\$849,313	\$521,211	\$419,053	\$455,080
Expense SqFt	\$7.15	\$7.15	\$4.82	\$5.66
Net Operating Income	\$560,665	\$344,553	\$552,661	\$592,010
Full Market Value	\$3,467,000	\$1,960,000	\$2,300,000	\$3,170,000
Market Value per SqFt	\$29.19	\$26.88	\$26.44	\$39.40
Distance from Cooperative in miles		0.27	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05026-0034	3-05026-0241	3-05026-0257	3-05058-0024
Address	125 OCEAN AVENUE	2121 WESTBURY COURT	2100 WESTBURY COURT	40 WOODRUFF AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	76	78	66
Year Built	1939	1928	1928	1940
Gross SqFt	64,069	87,552	75,036	66,144
Estimated Gross Income	\$642,612	\$904,614	\$752,784	\$644,249
Gross Income per SqFt	\$10.03	\$10.33	\$10.03	\$9.74
Estimated Expense	\$304,328	\$488,256	\$356,155	\$354,563
Expense SqFt	\$4.75	\$5.58	\$4.75	\$5.36
Net Operating Income	\$338,284	\$416,358	\$396,629	\$289,686
Full Market Value	\$1,970,000	\$2,430,000	\$1,936,000	\$1,646,000
Market Value per SqFt	\$30.75	\$27.75	\$25.80	\$24.89
Distance from Cooperative in miles		0.00	0.00	0.41

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05043-0001	3-05043-0066	3-05048-0051	3-05065-0075
Address	125 HAWTHORNE STREET	181 HAWTHORNE STREET	100 WINTHROP STREET	181 LENOX ROAD
Neighborhood	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	59	54	66
Year Built	1940	1941	1939	1928
Gross SqFt	77,638	58,800	47,400	62,841
Estimated Gross Income	\$817,528	\$634,838	\$499,335	\$656,806
Gross Income per SqFt	\$10.53	\$10.80	\$10.53	\$10.45
Estimated Expense	\$430,115	\$256,152	\$262,593	\$381,986
Expense SqFt	\$5.54	\$4.36	\$5.54	\$6.08
Net Operating Income	\$387,413	\$378,686	\$236,742	\$274,820
Full Market Value	\$2,280,000	\$1,597,000	\$1,367,000	\$1,612,000
Market Value per SqFt	\$29.37	\$27.16	\$28.84	\$25.65
Distance from Cooperative in miles		0.00	0.21	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05043-0086	3-05048-0051	3-05063-0001	3-05053-0038
Address	135 HAWTHORNE STREET	100 WINTHROP STREET	75 EAST 21 STREET	354 OCEAN AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	54	53	62
Year Built	1939	1939	1931	1915
Gross SqFt	63,576	47,400	63,727	55,200
Estimated Gross Income	\$669,455	\$499,335	\$516,862	\$639,297
Gross Income per SqFt	\$10.53	\$10.53	\$8.11	\$11.58
Estimated Expense	\$352,211	\$262,593	\$277,110	\$330,652
Expense SqFt	\$5.54	\$5.54	\$4.35	\$5.99
Net Operating Income	\$317,244	\$236,742	\$239,752	\$308,645
Full Market Value	\$1,867,000	\$1,367,000	\$1,306,000	\$1,573,000
Market Value per SqFt	\$29.37	\$28.84	\$20.49	\$28.50
Distance from Cooperative in miles		0.21	0.40	0.50

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05046-0018	3-04837-0052	3-05077-0021	3-05065-0095
Address	150 HAWTHORNE STREET	770 NEW YORK AVENUE	60 EAST 17 STREET	141 LENOX ROAD
Neighborhood	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-NORTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	72	88	66
Year Built	1963	1965	1958	1954
Gross SqFt	76,338	48,400	84,600	74,016
Estimated Gross Income	\$925,980	\$668,223	\$1,026,377	\$801,701
Gross Income per SqFt	\$12.13	\$13.81	\$12.13	\$10.83
Estimated Expense	\$393,141	\$264,263	\$435,272	\$337,458
Expense SqFt	\$5.15	\$5.46	\$5.15	\$4.56
Net Operating Income	\$532,839	\$403,960	\$591,105	\$464,243
Full Market Value	\$3,322,000	\$2,639,000	\$3,686,000	\$2,057,000
Market Value per SqFt	\$43.52	\$54.52	\$43.57	\$27.79
Distance from Cooperative in miles		0.37	0.72	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05048-0034	3-01318-0001	3-04853-0093	
Address	80 WINTHROP STREET	1125 WASHINGTON AVENUE	275 LINDEN BOULEVARD	
Neighborhood	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	144	132	101	
Year Built	1927	1938	1930	
Gross SqFt	157,614	136,892	135,714	
Estimated Gross Income	\$1,602,934	\$1,651,389	\$1,123,176	
Gross Income per SqFt	\$10.17	\$12.06	\$8.28	
Estimated Expense	\$693,502	\$675,802	\$521,865	
Expense SqFt	\$4.40	\$4.94	\$3.85	
Net Operating Income	\$909,432	\$975,587	\$601,311	
Full Market Value	\$5,295,000	\$6,070,000	\$3,276,000	
Market Value per SqFt	\$33.59	\$44.34	\$24.14	
Distance from Cooperative in miles		0.42	0.55	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05048-0078	3-01168-0030	3-05230-0072	3-01282-0014
Address	289 PARKSIDE AVENUE	588 PARK PLACE	2810 FOSTER AVENUE	1140 PRESIDENT STREET
Neighborhood	FLATBUSH-LEFFERTS GARDEN	CROWN HEIGHTS	FLATBUSH-CENTRAL	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	16	16
Year Built	1931	1907	1931	1915
Gross SqFt	17,800	13,320	9,700	14,768
Estimated Gross Income	\$221,610	\$157,368	\$111,041	\$131,190
Gross Income per SqFt	\$12.45	\$11.81	\$11.45	\$8.88
Estimated Expense	\$113,021	\$51,756	\$74,354	\$76,435
Expense SqFt	\$6.35	\$3.89	\$7.67	\$5.18
Net Operating Income	\$108,589	\$105,612	\$36,687	\$54,755
Full Market Value	\$662,000	\$652,000	\$335,000	\$307,000
Market Value per SqFt	\$37.19	\$48.95	\$34.54	\$20.79
Distance from Cooperative in miles		1.23	1.38	0.86

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05048-0080	3-01314-0083	3-01282-0036	3-05052-0056
Address	283 PARKSIDE AVENUE	137 STERLING STREET	1184 PRESIDENT STREET	19 WOODRUFF AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	CROWN HEIGHTS	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	19	16
Year Built	1931	1916	1915	1914
Gross SqFt	17,800	17,870	16,600	17,600
Estimated Gross Income	\$216,804	\$146,139	\$297,519	\$133,708
Gross Income per SqFt	\$12.18	\$8.18	\$17.92	\$7.60
Estimated Expense	\$104,109	\$93,558	\$142,324	\$89,468
Expense SqFt	\$5.85	\$5.24	\$8.57	\$5.08
Net Operating Income	\$112,695	\$52,581	\$155,195	\$44,240
Full Market Value	\$651,000	\$295,000	\$1,093,000	\$248,000
Market Value per SqFt	\$36.57	\$16.51	\$65.84	\$14.09
Distance from Cooperative in miles		0.51	0.86	0.41

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05056-0040	3-05052-0056	3-05136-0059	3-01168-0030
Address	590 PARKSIDE AVENUE	19 WOODRUFF AVENUE	175 LOTT STREET	588 PARK PLACE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	16	24	20
Year Built	1931	1914	1925	1907
Gross SqFt	29,200	17,600	18,250	13,320
Estimated Gross Income	\$344,852	\$133,708	\$247,049	\$157,368
Gross Income per SqFt	\$11.81	\$7.60	\$13.54	\$11.81
Estimated Expense	\$227,602	\$89,468	\$118,570	\$51,756
Expense SqFt	\$7.79	\$5.08	\$6.50	\$3.89
Net Operating Income	\$117,250	\$44,240	\$128,479	\$105,612
Full Market Value	\$724,000	\$248,000	\$599,000	\$652,000
Market Value per SqFt	\$24.79	\$14.09	\$32.82	\$48.95
Distance from Cooperative in miles		0.56	0.68	1.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05058-0007	3-05058-0024	3-05060-0001	3-05058-0044
Address	25 PARADE PLACE	40 WOODRUFF AVENUE	1705 CATON AVENUE	33 CROOKE AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	66	56	65
Year Built	1935	1940	1928	1931
Gross SqFt	71,028	66,144	61,974	69,700
Estimated Gross Income	\$646,355	\$644,249	\$563,729	\$618,181
Gross Income per SqFt	\$9.10	\$9.74	\$9.10	\$8.87
Estimated Expense	\$359,402	\$354,563	\$313,550	\$290,545
Expense SqFt	\$5.06	\$5.36	\$5.06	\$4.17
Net Operating Income	\$286,953	\$289,686	\$250,179	\$327,636
Full Market Value	\$1,671,000	\$1,646,000	\$1,376,000	\$1,585,000
Market Value per SqFt	\$23.53	\$24.89	\$22.20	\$22.74
Distance from Cooperative in miles		0.00	0.06	0.00

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05060-0008	3-04853-0082	3-05099-0021	3-05080-0007
Address	55 PARADE PLACE	315 LINDEN BOULEVARD	25 TENNIS COURT	1834 CATON AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-NORTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	82	61	84
Year Built	1927	1929	1929	1926
Gross SqFt	85,716	94,667	75,756	93,378
Estimated Gross Income	\$864,874	\$958,580	\$764,159	\$927,825
Gross Income per SqFt	\$10.09	\$10.13	\$10.09	\$9.94
Estimated Expense	\$425,151	\$452,121	\$375,762	\$492,150
Expense SqFt	\$4.96	\$4.78	\$4.96	\$5.27
Net Operating Income	\$439,723	\$506,459	\$388,397	\$435,675
Full Market Value	\$2,560,000	\$2,949,000	\$2,244,000	\$2,499,000
Market Value per SqFt	\$29.87	\$31.15	\$29.62	\$26.76
Distance from Cooperative in miles		0.83	0.19	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05061-0040	3-04853-0082	3-05120-0037	
Address	416 OCEAN AVENUE	315 LINDEN BOULEVARD	1601 BEVERLY ROAD	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-NORTH	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	90	82	96	
Year Built	1924	1929	1940	
Gross SqFt	131,355	94,667	129,966	
Estimated Gross Income	\$1,322,745	\$958,580	\$1,299,898	
Gross Income per SqFt	\$10.07	\$10.13	\$10.00	
Estimated Expense	\$638,385	\$452,121	\$641,382	
Expense SqFt	\$4.86	\$4.78	\$4.93	
Net Operating Income	\$684,360	\$506,459	\$658,516	
Full Market Value	\$3,985,000	\$2,949,000	\$3,369,000	
Market Value per SqFt	\$30.34	\$31.15	\$25.92	
Distance from Cooperative in miles		0.74	0.47	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05064-0029	3-05058-0024	3-05064-0047	3-05064-0040
Address	32 CLARKSON AVENUE	40 WOODRUFF AVENUE	80 CLARKSON AVENUE	60 CLARKSON AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	66	83	83
Year Built	1938	1940	1938	1927
Gross SqFt	97,332	66,144	97,137	79,120
Estimated Gross Income	\$949,255	\$644,249	\$878,234	\$825,835
Gross Income per SqFt	\$9.75	\$9.74	\$9.04	\$10.44
Estimated Expense	\$626,508	\$354,563	\$491,811	\$493,640
Expense SqFt	\$6.44	\$5.36	\$5.06	\$6.24
Net Operating Income	\$322,747	\$289,686	\$386,423	\$332,195
Full Market Value	\$1,879,000	\$1,646,000	\$2,057,000	\$1,709,000
Market Value per SqFt	\$19.31	\$24.89	\$21.18	\$21.60
Distance from Cooperative in miles		0.37	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05071-0034	3-05074-0047	3-05062-0031	3-05078-0060
Address	68 STRATFORD ROAD	39 ARGYLE ROAD	365 OCEAN AVENUE	23 EAST 17 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16	16
Year Built	1931	1931	1931	1931
Gross SqFt	20,320	16,640	9,000	15,464
Estimated Gross Income	\$311,099	\$294,999	\$137,830	\$185,064
Gross Income per SqFt	\$15.31	\$17.73	\$15.31	\$11.97
Estimated Expense	\$195,992	\$121,295	\$68,564	\$83,279
Expense SqFt	\$9.65	\$7.29	\$7.62	\$5.39
Net Operating Income	\$115,107	\$173,704	\$69,266	\$101,785
Full Market Value	\$777,000	\$485,000	\$468,000	\$631,000
Market Value per SqFt	\$38.24	\$29.15	\$52.00	\$40.80
Distance from Cooperative in miles		0.16	0.61	0.38

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05072-0001	3-05078-0060	3-05149-0003	
Address	5 STRATFORD ROAD	23 EAST 17 STREET	1808 BEVERLY ROAD	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	20	
Year Built	1931	1931	1926	
Gross SqFt	17,980	15,464	24,640	
Estimated Gross Income	\$186,093	\$185,064	\$215,162	
Gross Income per SqFt	\$10.35	\$11.97	\$8.73	
Estimated Expense	\$87,922	\$83,279	\$108,258	
Expense SqFt	\$4.89	\$5.39	\$4.39	
Net Operating Income	\$98,171	\$101,785	\$106,904	
Full Market Value	\$573,000	\$631,000	\$496,000	
Market Value per SqFt	\$31.87	\$40.80	\$20.13	
Distance from Cooperative in miles		0.32	0.51	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05072-0053	3-01168-0030	3-05052-0001	
Address	25 STRATFORD ROAD	588 PARK PLACE	19 PARADE PLACE	
Neighborhood	FLATBUSH-CENTRAL	CROWN HEIGHTS	FLATBUSH-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	12	
Year Built	1931	1907	1931	
Gross SqFt	24,200	13,320	12,000	
Estimated Gross Income	\$244,178	\$157,368	\$100,281	
Gross Income per SqFt	\$10.09	\$11.81	\$8.36	
Estimated Expense	\$114,708	\$51,756	\$67,100	
Expense SqFt	\$4.74	\$3.89	\$5.59	
Net Operating Income	\$129,470	\$105,612	\$33,181	
Full Market Value	\$748,000	\$652,000	\$186,000	
Market Value per SqFt	\$30.91	\$48.95	\$15.50	
Distance from Cooperative in miles		1.88	0.41	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05080-0060	3-05058-0024	3-05053-0038	3-05080-0039
Address	500 OCEAN AVENUE	40 WOODRUFF AVENUE	354 OCEAN AVENUE	1 ST PAUL'S COURT
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	66	62	61
Year Built	1931	1940	1915	1931
Gross SqFt	87,951	66,144	55,200	91,770
Estimated Gross Income	\$856,643	\$644,249	\$639,297	\$824,802
Gross Income per SqFt	\$9.74	\$9.74	\$11.58	\$8.99
Estimated Expense	\$496,853	\$354,563	\$330,652	\$342,566
Expense SqFt	\$5.65	\$5.36	\$5.99	\$3.73
Net Operating Income	\$359,790	\$289,686	\$308,645	\$482,236
Full Market Value	\$2,095,000	\$1,646,000	\$1,573,000	\$1,900,000
Market Value per SqFt	\$23.82	\$24.89	\$28.50	\$20.70
Distance from Cooperative in miles		0.20	0.26	0.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05083-0037	3-05045-0091	3-05048-0051	
Address	70 LENOX ROAD	35 WINTHROP STREET	100 WINTHROP STREET	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	40	54	
Year Built	1935	1931	1939	
Gross SqFt	73,374	34,980	47,400	
Estimated Gross Income	\$782,167	\$377,190	\$499,335	
Gross Income per SqFt	\$10.66	\$10.78	\$10.53	
Estimated Expense	\$401,356	\$188,608	\$262,593	
Expense SqFt	\$5.47	\$5.39	\$5.54	
Net Operating Income	\$380,811	\$188,582	\$236,742	
Full Market Value	\$2,253,000	\$1,121,000	\$1,367,000	
Market Value per SqFt	\$30.71	\$32.05	\$28.84	
Distance from Cooperative in miles		0.26	0.21	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05086-0066	3-05058-0024	3-05101-0054	3-05048-0051
Address	45 MARTENSE STREET	40 WOODRUFF AVENUE	2005 ALBEMARLE ROAD	100 WINTHROP STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	66	53	54
Year Built	1937	1940	1931	1939
Gross SqFt	75,312	66,144	54,826	47,400
Estimated Gross Income	\$793,035	\$644,249	\$610,359	\$499,335
Gross Income per SqFt	\$10.53	\$9.74	\$11.13	\$10.53
Estimated Expense	\$417,228	\$354,563	\$312,198	\$262,593
Expense SqFt	\$5.54	\$5.36	\$5.69	\$5.54
Net Operating Income	\$375,807	\$289,686	\$298,161	\$236,742
Full Market Value	\$2,212,000	\$1,646,000	\$1,797,000	\$1,367,000
Market Value per SqFt	\$29.37	\$24.89	\$32.78	\$28.84
Distance from Cooperative in miles		0.37	0.25	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05095-0001	3-05100-0064	3-05045-0091	3-05374-0034
Address	1409 ALBEMARLE ROAD	600 OCEAN AVENUE	35 WINTHROP STREET	390 OCEAN PARKWAY
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-LEFFERTS GARDEN	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	24	40	41
Year Built	1938	1935	1931	1937
Gross SqFt	30,039	24,258	34,980	42,000
Estimated Gross Income	\$323,820	\$261,690	\$377,190	\$440,683
Gross Income per SqFt	\$10.78	\$10.79	\$10.78	\$10.49
Estimated Expense	\$161,910	\$145,357	\$188,608	\$223,604
Expense SqFt	\$5.39	\$5.99	\$5.39	\$5.32
Net Operating Income	\$161,910	\$116,333	\$188,582	\$217,079
Full Market Value	\$963,000	\$692,000	\$1,121,000	\$1,137,000
Market Value per SqFt	\$32.06	\$28.53	\$32.05	\$27.07
Distance from Cooperative in miles		0.26	0.77	0.69

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05097-0112	3-05053-0038	3-05048-0051	3-05121-0054
Address	150 EAST 18 STREET	354 OCEAN AVENUE	100 WINTHROP STREET	205 EAST 17 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	62	54	54
Year Built	1937	1915	1939	1930
Gross SqFt	65,915	55,200	47,400	64,268
Estimated Gross Income	\$709,905	\$639,297	\$499,335	\$663,287
Gross Income per SqFt	\$10.77	\$11.58	\$10.53	\$10.32
Estimated Expense	\$376,250	\$330,652	\$262,593	\$360,712
Expense SqFt	\$5.71	\$5.99	\$5.54	\$5.61
Net Operating Income	\$333,655	\$308,645	\$236,742	\$302,575
Full Market Value	\$1,964,000	\$1,573,000	\$1,367,000	\$1,765,000
Market Value per SqFt	\$29.80	\$28.50	\$28.84	\$27.46
Distance from Cooperative in miles		0.41	0.63	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05097-0120	3-05101-0054	3-04853-0082	3-05080-0007
Address	1701 ALBEMARLE ROAD	2005 ALBEMARLE ROAD	315 LINDEN BOULEVARD	1834 CATON AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	53	82	84
Year Built	1937	1931	1929	1926
Gross SqFt	106,800	54,826	94,667	93,378
Estimated Gross Income	\$1,081,884	\$610,359	\$958,580	\$927,825
Gross Income per SqFt	\$10.13	\$11.13	\$10.13	\$9.94
Estimated Expense	\$510,504	\$312,198	\$452,121	\$492,150
Expense SqFt	\$4.78	\$5.69	\$4.78	\$5.27
Net Operating Income	\$571,380	\$298,161	\$506,459	\$435,675
Full Market Value	\$3,327,000	\$1,797,000	\$2,949,000	\$2,499,000
Market Value per SqFt	\$31.15	\$32.78	\$31.15	\$26.76
Distance from Cooperative in miles		0.19	0.89	0.24

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05099-0068	3-05163-0048	3-05065-0095	3-05185-0069
Address	145 EAST 18 STREET	835 OCEAN AVENUE	141 LENOX ROAD	535 EAST 21 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	72	66	49
Year Built	1962	1953	1954	1962
Gross SqFt	58,000	88,820	74,016	47,084
Estimated Gross Income	\$628,140	\$912,827	\$801,701	\$522,318
Gross Income per SqFt	\$10.83	\$10.28	\$10.83	\$11.09
Estimated Expense	\$332,914	\$462,878	\$337,458	\$188,428
Expense SqFt	\$5.74	\$5.21	\$4.56	\$4.00
Net Operating Income	\$295,226	\$449,949	\$464,243	\$333,890
Full Market Value	\$1,759,000	\$2,047,000	\$2,057,000	\$1,597,000
Market Value per SqFt	\$30.33	\$23.05	\$27.79	\$33.92
Distance from Cooperative in miles		0.39	0.62	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05100-0080	3-05101-0054	3-05100-0056	3-05101-0033
Address	1911 ALBEMARLE ROAD	2005 ALBEMARLE ROAD	590 OCEAN AVENUE	591 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	53	65	72
Year Built	1927	1931	1939	1935
Gross SqFt	85,200	54,826	70,566	66,783
Estimated Gross Income	\$873,300	\$610,359	\$723,154	\$675,915
Gross Income per SqFt	\$10.25	\$11.13	\$10.25	\$10.12
Estimated Expense	\$532,713	\$312,198	\$368,339	\$355,790
Expense SqFt	\$6.25	\$5.69	\$5.22	\$5.33
Net Operating Income	\$340,587	\$298,161	\$354,815	\$320,125
Full Market Value	\$1,983,000	\$1,797,000	\$1,512,000	\$1,851,000
Market Value per SqFt	\$23.27	\$32.78	\$21.43	\$27.72
Distance from Cooperative in miles		0.08	0.00	0.08

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05101-0029	3-01297-0006	3-01239-0001	
Address	575 OCEAN AVENUE	282 CROWN STREET	1469 BEDFORD AVENUE	
Neighborhood	FLATBUSH-CENTRAL	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	63	87	28	
Year Built	1926	1931	1910	
Gross SqFt	67,084	76,807	29,171	
Estimated Gross Income	\$759,391	\$929,401	\$307,444	
Gross Income per SqFt	\$11.32	\$12.10	\$10.54	
Estimated Expense	\$432,853	\$473,995	\$151,191	
Expense SqFt	\$6.45	\$6.17	\$5.18	
Net Operating Income	\$326,538	\$455,406	\$156,253	
Full Market Value	\$1,981,000	\$2,698,000	\$920,000	
Market Value per SqFt	\$29.53	\$35.13	\$31.54	
Distance from Cooperative in miles		1.30	1.72	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05122-0021	3-05121-0034	3-05207-0001	
Address	150 EAST 19 STREET	258 EAST 18 STREET	585 EAST 21 STREET	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	50	48	65	
Year Built	1935	1922	1931	
Gross SqFt	44,178	46,188	55,350	
Estimated Gross Income	\$644,557	\$705,399	\$757,157	
Gross Income per SqFt	\$14.59	\$15.27	\$13.68	
Estimated Expense	\$406,071	\$291,025	\$433,652	
Expense SqFt	\$9.19	\$6.30	\$7.83	
Net Operating Income	\$238,486	\$414,374	\$323,505	
Full Market Value	\$1,586,000	\$2,795,000	\$1,905,000	
Market Value per SqFt	\$35.90	\$60.51	\$34.42	
Distance from Cooperative in miles		0.05	0.52	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05122-0056	3-05186-0038	3-05124-0026	3-05101-0054
Address	221 EAST 18 STREET	2211 DITMAS AVENUE	681 OCEAN AVENUE	2005 ALBEMARLE ROAD
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	48	60	53
Year Built	1940	1915	1923	1931
Gross SqFt	67,500	56,844	61,272	54,826
Estimated Gross Income	\$794,475	\$678,616	\$721,398	\$610,359
Gross Income per SqFt	\$11.77	\$11.94	\$11.77	\$11.13
Estimated Expense	\$378,675	\$361,579	\$343,466	\$312,198
Expense SqFt	\$5.61	\$6.36	\$5.61	\$5.69
Net Operating Income	\$415,800	\$317,037	\$377,932	\$298,161
Full Market Value	\$2,563,000	\$1,851,000	\$1,343,000	\$1,797,000
Market Value per SqFt	\$37.97	\$32.56	\$21.92	\$32.78
Distance from Cooperative in miles		0.41	0.12	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05147-0004	3-05121-0034	3-05120-0018	3-05122-0018
Address	1616 BEVERLY ROAD	258 EAST 18 STREET	190 EAST 17 STREET	146 EAST 19 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	48	47	41
Year Built	1935	1922	1934	1930
Gross SqFt	47,250	46,188	47,461	32,432
Estimated Gross Income	\$583,065	\$705,399	\$596,435	\$364,088
Gross Income per SqFt	\$12.34	\$15.27	\$12.57	\$11.23
Estimated Expense	\$309,024	\$291,025	\$251,377	\$200,136
Expense SqFt	\$6.54	\$6.30	\$5.30	\$6.17
Net Operating Income	\$274,041	\$414,374	\$345,058	\$163,952
Full Market Value	\$1,720,000	\$2,795,000	\$1,465,000	\$729,000
Market Value per SqFt	\$36.40	\$60.51	\$30.87	\$22.48
Distance from Cooperative in miles		0.19	0.18	0.21

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05151-0010	3-05149-0003	3-05125-0033	3-05186-0034
Address	2022 BEVERLY ROAD	1808 BEVERLY ROAD	325 EAST 21 STREET	2225 DITMAS AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	20	20	20
Year Built	1909	1926	1912	1917
Gross SqFt	16,520	24,640	14,220	21,000
Estimated Gross Income	\$228,306	\$215,162	\$269,674	\$290,217
Gross Income per SqFt	\$13.82	\$8.73	\$18.96	\$13.82
Estimated Expense	\$117,292	\$108,258	\$135,333	\$149,031
Expense SqFt	\$7.10	\$4.39	\$9.52	\$7.10
Net Operating Income	\$111,014	\$106,904	\$134,341	\$141,186
Full Market Value	\$725,000	\$496,000	\$541,000	\$845,000
Market Value per SqFt	\$43.89	\$20.13	\$38.05	\$40.24
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	3-05154-0035	3-05421-0031	3-05186-0034	
Address	1115 DORCHESTER ROAD	294 WEBSTER AVENUE	2225 DITMAS AVENUE	
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	28	38	20	
Year Built	1930	1931	1917	
Gross SqFt	16,500	25,500	21,000	
Estimated Gross Income	\$240,570	\$390,792	\$290,217	
Gross Income per SqFt	\$14.58	\$15.33	\$13.82	
Estimated Expense	\$121,605	\$194,671	\$149,031	
Expense SqFt	\$7.37	\$7.63	\$7.10	
Net Operating Income	\$118,965	\$196,121	\$141,186	
Full Market Value	\$791,000	\$1,324,000	\$845,000	
Market Value per SqFt	\$47.94	\$51.92	\$40.24	
Distance from Cooperative in miles		0.46	0.57	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05156-0015	3-05185-0069	3-05428-0031	3-05240-0011
Address	390 RUGBY ROAD	535 EAST 21 STREET	250 PARKVILLE AVENUE	1176 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	49	63	43
Year Built	1962	1962	1963	1968
Gross SqFt	43,200	47,084	57,660	45,434
Estimated Gross Income	\$479,088	\$522,318	\$730,203	\$475,306
Gross Income per SqFt	\$11.09	\$11.09	\$12.66	\$10.46
Estimated Expense	\$172,800	\$188,428	\$292,569	\$247,959
Expense SqFt	\$4.00	\$4.00	\$5.07	\$5.46
Net Operating Income	\$306,288	\$333,890	\$437,634	\$227,347
Full Market Value	\$1,842,000	\$1,597,000	\$2,772,000	\$1,334,000
Market Value per SqFt	\$42.64	\$33.92	\$48.07	\$29.36
Distance from Cooperative in miles		0.42	0.62	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05156-0048	3-05160-0001	3-05077-0021	3-05163-0048
Address	415 ARGYLE ROAD	1710 CORTELYOU ROAD	60 EAST 17 STREET	835 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	136	88	72
Year Built	1961	1960	1958	1953
Gross SqFt	110,377	133,716	84,600	88,820
Estimated Gross Income	\$1,338,873	\$1,641,265	\$1,026,377	\$912,827
Gross Income per SqFt	\$12.13	\$12.27	\$12.13	\$10.28
Estimated Expense	\$803,324	\$869,420	\$435,272	\$462,878
Expense SqFt	\$7.28	\$6.50	\$5.15	\$5.21
Net Operating Income	\$535,549	\$771,845	\$591,105	\$449,949
Full Market Value	\$3,339,000	\$4,489,000	\$3,686,000	\$2,047,000
Market Value per SqFt	\$30.25	\$33.57	\$43.57	\$23.05
Distance from Cooperative in miles		0.22	0.71	0.40

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05156-0058	3-05207-0001	3-05101-0054	3-05159-0023
Address	385 ARGYLE ROAD	585 EAST 21 STREET	2005 ALBEMARLE ROAD	410 EAST 17 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	65	53	30
Year Built	1941	1931	1931	1931
Gross SqFt	59,640	55,350	54,826	31,008
Estimated Gross Income	\$663,793	\$757,157	\$610,359	\$299,617
Gross Income per SqFt	\$11.13	\$13.68	\$11.13	\$9.66
Estimated Expense	\$365,086	\$433,652	\$312,198	\$150,060
Expense SqFt	\$6.12	\$7.83	\$5.69	\$4.84
Net Operating Income	\$298,707	\$323,505	\$298,161	\$149,557
Full Market Value	\$1,800,000	\$1,905,000	\$1,797,000	\$829,000
Market Value per SqFt	\$30.18	\$34.42	\$32.78	\$26.74
Distance from Cooperative in miles		0.43	0.69	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05159-0013	3-05161-0014	3-05097-0104	3-05163-0048
Address	400 EAST 17 STREET	330 EAST 19 STREET	130 EAST 18 STREET	835 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	85	85	72
Year Built	1962	1958	1956	1953
Gross SqFt	72,534	69,820	72,000	88,820
Estimated Gross Income	\$937,139	\$925,845	\$930,197	\$912,827
Gross Income per SqFt	\$12.92	\$13.26	\$12.92	\$10.28
Estimated Expense	\$459,198	\$461,191	\$475,668	\$462,878
Expense SqFt	\$6.33	\$6.61	\$6.61	\$5.21
Net Operating Income	\$477,941	\$464,654	\$454,529	\$449,949
Full Market Value	\$3,051,000	\$2,758,000	\$2,901,000	\$2,047,000
Market Value per SqFt	\$42.06	\$39.50	\$40.29	\$23.05
Distance from Cooperative in miles		0.11	0.50	0.24

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05159-0061	3-05163-0048	3-05184-0031	
Address	385 EAST 16 STREET	835 OCEAN AVENUE	550 EAST 21 STREET	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	51	72	54	
Year Built	1956	1953	1952	
Gross SqFt	48,702	88,820	48,500	
Estimated Gross Income	\$530,365	\$912,827	\$625,621	
Gross Income per SqFt	\$10.89	\$10.28	\$12.90	
Estimated Expense	\$297,082	\$462,878	\$290,818	
Expense SqFt	\$6.10	\$5.21	\$6.00	
Net Operating Income	\$233,283	\$449,949	\$334,803	
Full Market Value	\$1,393,000	\$2,047,000	\$2,135,000	
Market Value per SqFt	\$28.60	\$23.05	\$44.02	
Distance from Cooperative in miles		0.24	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05161-0056	3-05207-0001	3-05160-0048	3-05160-0058
Address	385 EAST 18 STREET	585 EAST 21 STREET	415 EAST 17 STREET	383 EAST 17 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	65	72	67
Year Built	1940	1931	1939	1941
Gross SqFt	76,446	55,350	84,000	60,194
Estimated Gross Income	\$1,028,963	\$757,157	\$1,082,739	\$796,453
Gross Income per SqFt	\$13.46	\$13.68	\$12.89	\$13.23
Estimated Expense	\$519,068	\$433,652	\$437,172	\$345,805
Expense SqFt	\$6.79	\$7.83	\$5.20	\$5.74
Net Operating Income	\$509,895	\$323,505	\$645,567	\$450,648
Full Market Value	\$3,302,000	\$1,905,000	\$4,116,000	\$2,900,000
Market Value per SqFt	\$43.19	\$34.42	\$49.00	\$48.18
Distance from Cooperative in miles		0.26	0.05	0.05

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05162-0046	3-05151-0012	3-05159-0053	3-05161-0014
Address	1901 DORCHESTER ROAD	394 EAST 21 STREET	405 EAST 16 STREET	330 EAST 19 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	53	62	85
Year Built	1956	1963	1959	1958
Gross SqFt	47,620	42,500	51,176	69,820
Estimated Gross Income	\$623,290	\$583,279	\$662,859	\$925,845
Gross Income per SqFt	\$13.09	\$13.72	\$12.95	\$13.26
Estimated Expense	\$311,551	\$306,512	\$307,916	\$461,191
Expense SqFt	\$6.54	\$7.21	\$6.02	\$6.61
Net Operating Income	\$311,739	\$276,767	\$354,943	\$464,654
Full Market Value	\$1,999,000	\$1,804,000	\$1,791,000	\$2,758,000
Market Value per SqFt	\$41.98	\$42.45	\$35.00	\$39.50
Distance from Cooperative in miles		0.15	0.17	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05197-0040	3-05120-0037	3-05160-0001	
Address	570 WESTMINSTER ROAD	1601 BEVERLY ROAD	1710 CORTELYOU ROAD	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	192	96	136	
Year Built	1935	1940	1960	
Gross SqFt	222,000	129,966	133,716	
Estimated Gross Income	\$2,473,080	\$1,299,898	\$1,641,265	
Gross Income per SqFt	\$11.14	\$10.00	\$12.27	
Estimated Expense	\$1,269,840	\$641,382	\$869,420	
Expense SqFt	\$5.72	\$4.93	\$6.50	
Net Operating Income	\$1,203,240	\$658,516	\$771,845	
Full Market Value	\$3,194,000	\$3,369,000	\$4,489,000	
Market Value per SqFt	\$14.39	\$25.92	\$33.57	
Distance from Cooperative in miles		0.76	0.51	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05208-0025	3-05221-0043	3-05185-0016	3-05208-0004
Address	2215 NEWKIRK AVENUE	2110 NEWKIRK AVENUE	426 EAST 22 STREET	2212 DITMAS AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	67	66	52
Year Built	1927	1931	1931	1934
Gross SqFt	117,564	86,598	56,000	63,960
Estimated Gross Income	\$1,189,748	\$677,566	\$637,401	\$647,517
Gross Income per SqFt	\$10.12	\$7.82	\$11.38	\$10.12
Estimated Expense	\$561,956	\$373,821	\$310,788	\$305,683
Expense SqFt	\$4.78	\$4.32	\$5.55	\$4.78
Net Operating Income	\$627,792	\$303,745	\$326,613	\$341,834
Full Market Value	\$2,662,000	\$1,633,000	\$1,537,000	\$1,978,000
Market Value per SqFt	\$22.64	\$18.86	\$27.45	\$30.93
Distance from Cooperative in miles		0.13	0.12	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05213-0024	3-05163-0048	3-05185-0069	3-05077-0021
Address	411 EAST 26 STREET	835 OCEAN AVENUE	535 EAST 21 STREET	60 EAST 17 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	72	49	88
Year Built	1962	1953	1962	1958
Gross SqFt	76,416	88,820	47,084	84,600
Estimated Gross Income	\$847,453	\$912,827	\$522,318	\$1,026,377
Gross Income per SqFt	\$11.09	\$10.28	\$11.09	\$12.13
Estimated Expense	\$305,664	\$462,878	\$188,428	\$435,272
Expense SqFt	\$4.00	\$5.21	\$4.00	\$5.15
Net Operating Income	\$541,789	\$449,949	\$333,890	\$591,105
Full Market Value	\$1,742,000	\$2,047,000	\$1,597,000	\$3,686,000
Market Value per SqFt	\$22.80	\$23.05	\$33.92	\$43.57
Distance from Cooperative in miles		0.41	0.32	0.95

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05214-0024	3-05186-0038	3-05207-0001	3-05151-0001
Address	2701 NEWKIRK AVENUE	2211 DITMAS AVENUE	585 EAST 21 STREET	735 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	48	65	36
Year Built	1931	1915	1931	1937
Gross SqFt	41,400	56,844	55,350	36,408
Estimated Gross Income	\$494,316	\$678,616	\$757,157	\$351,322
Gross Income per SqFt	\$11.94	\$11.94	\$13.68	\$9.65
Estimated Expense	\$263,304	\$361,579	\$433,652	\$185,272
Expense SqFt	\$6.36	\$6.36	\$7.83	\$5.09
Net Operating Income	\$231,012	\$317,037	\$323,505	\$166,050
Full Market Value	\$946,000	\$1,851,000	\$1,905,000	\$936,000
Market Value per SqFt	\$22.85	\$32.56	\$34.42	\$25.71
Distance from Cooperative in miles		0.33	0.35	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05217-0018	3-05428-0031	3-05185-0069	3-05217-0006
Address	620 EAST 18 STREET	250 PARKVILLE AVENUE	535 EAST 21 STREET	600 EAST 18 STREET
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	63	49	59
Year Built	1961	1963	1962	1951
Gross SqFt	98,955	57,660	47,084	62,142
Estimated Gross Income	\$1,238,917	\$730,203	\$522,318	\$778,064
Gross Income per SqFt	\$12.52	\$12.66	\$11.09	\$12.52
Estimated Expense	\$547,221	\$292,569	\$188,428	\$343,404
Expense SqFt	\$5.53	\$5.07	\$4.00	\$5.53
Net Operating Income	\$691,696	\$437,634	\$333,890	\$434,660
Full Market Value	\$2,263,000	\$2,772,000	\$1,597,000	\$2,743,000
Market Value per SqFt	\$22.87	\$48.07	\$33.92	\$44.14
Distance from Cooperative in miles		0.56	0.39	0.00

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05218-0001	3-05160-0001	3-05155-0017	3-05240-0043
Address	1802 NEWKIRK AVENUE	1710 CORTELYOU ROAD	400 ARGYLE ROAD	1122 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	134	136	138	96
Year Built	1958	1960	1959	1955
Gross SqFt	152,466	133,716	176,680	113,188
Estimated Gross Income	\$1,870,758	\$1,641,265	\$2,231,171	\$1,116,866
Gross Income per SqFt	\$12.27	\$12.27	\$12.63	\$9.87
Estimated Expense	\$991,029	\$869,420	\$1,088,881	\$533,918
Expense SqFt	\$6.50	\$6.50	\$6.16	\$4.72
Net Operating Income	\$879,729	\$771,845	\$1,142,290	\$582,948
Full Market Value	\$4,382,000	\$4,489,000	\$6,328,000	\$2,902,000
Market Value per SqFt	\$28.74	\$33.57	\$35.82	\$25.64
Distance from Cooperative in miles		0.36	0.39	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05218-0026	3-06512-0012	3-05005-0020	3-07554-0056
Address	1815 FOSTER AVENUE	820 EAST 10 STREET	2063 NOSTRAND AVENUE	714 EAST 27 STREET
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	FLATBUSH-EAST	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	54	54	61	71
Year Built	1931	1938	1927	1927
Gross SqFt	60,282	60,000	50,781	77,047
Estimated Gross Income	\$695,051	\$485,173	\$653,617	\$888,423
Gross Income per SqFt	\$11.53	\$8.09	\$12.87	\$11.53
Estimated Expense	\$250,773	\$266,845	\$331,145	\$337,471
Expense SqFt	\$4.16	\$4.45	\$6.52	\$4.38
Net Operating Income	\$444,278	\$218,328	\$322,472	\$550,952
Full Market Value	\$1,110,000	\$1,017,000	\$2,056,000	\$2,086,000
Market Value per SqFt	\$18.41	\$16.95	\$40.49	\$27.07
Distance from Cooperative in miles		0.68	0.67	0.51

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05233-0001	3-06512-0012	3-05207-0001	3-07554-0056
Address	1212 NEWKIRK AVENUE	820 EAST 10 STREET	585 EAST 21 STREET	714 EAST 27 STREET
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	54	65	71
Year Built	1931	1938	1931	1927
Gross SqFt	78,600	60,000	55,350	77,047
Estimated Gross Income	\$906,258	\$485,173	\$757,157	\$888,423
Gross Income per SqFt	\$11.53	\$8.09	\$13.68	\$11.53
Estimated Expense	\$326,976	\$266,845	\$433,652	\$337,471
Expense SqFt	\$4.16	\$4.45	\$7.83	\$4.38
Net Operating Income	\$579,282	\$218,328	\$323,505	\$550,952
Full Market Value	\$1,476,000	\$1,017,000	\$1,905,000	\$2,086,000
Market Value per SqFt	\$18.78	\$16.95	\$34.42	\$27.07
Distance from Cooperative in miles		0.40	0.56	0.74

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05240-0025	3-05219-0029	3-05240-0017	3-06694-0001
Address	1150 OCEAN AVENUE	1060 OCEAN AVENUE	1170 OCEAN AVENUE	1290 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	67	71	57	60
Year Built	1931	1931	1931	1928
Gross SqFt	80,690	75,221	68,000	60,000
Estimated Gross Income	\$967,473	\$859,001	\$842,643	\$719,250
Gross Income per SqFt	\$11.99	\$11.42	\$12.39	\$11.99
Estimated Expense	\$487,368	\$361,123	\$409,448	\$362,526
Expense SqFt	\$6.04	\$4.80	\$6.02	\$6.04
Net Operating Income	\$480,105	\$497,878	\$433,195	\$356,724
Full Market Value	\$1,512,000	\$1,963,000	\$2,723,000	\$1,754,000
Market Value per SqFt	\$18.74	\$26.10	\$40.04	\$29.23
Distance from Cooperative in miles		0.16	0.00	0.20

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05241-0023	3-06730-0082	3-05240-0017	3-06694-0001
Address	1155 OCEAN AVENUE	1650 OCEAN AVENUE	1170 OCEAN AVENUE	1290 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	MIDWOOD	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	59	59	57	60
Year Built	1931	1927	1931	1928
Gross SqFt	77,484	78,000	68,000	60,000
Estimated Gross Income	\$929,033	\$663,628	\$842,643	\$719,250
Gross Income per SqFt	\$11.99	\$8.51	\$12.39	\$11.99
Estimated Expense	\$468,003	\$204,454	\$409,448	\$362,526
Expense SqFt	\$6.04	\$2.62	\$6.02	\$6.04
Net Operating Income	\$461,030	\$459,174	\$433,195	\$356,724
Full Market Value	\$1,222,000	\$1,307,000	\$2,723,000	\$1,754,000
Market Value per SqFt	\$15.77	\$16.76	\$40.04	\$29.23
Distance from Cooperative in miles		0.83	0.07	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05241-0031	3-05240-0043	3-05163-0048	3-05184-0006
Address	1111 OCEAN AVENUE	1122 OCEAN AVENUE	835 OCEAN AVENUE	520 EAST 21 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	96	72	102
Year Built	1954	1955	1953	1951
Gross SqFt	157,493	113,188	88,820	103,494
Estimated Gross Income	\$1,619,028	\$1,116,866	\$912,827	\$1,267,651
Gross Income per SqFt	\$10.28	\$9.87	\$10.28	\$12.25
Estimated Expense	\$820,539	\$533,918	\$462,878	\$515,429
Expense SqFt	\$5.21	\$4.72	\$5.21	\$4.98
Net Operating Income	\$798,489	\$582,948	\$449,949	\$752,222
Full Market Value	\$2,770,000	\$2,902,000	\$2,047,000	\$3,703,000
Market Value per SqFt	\$17.59	\$25.64	\$23.05	\$35.78
Distance from Cooperative in miles		0.07	0.59	0.45

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05246-0006	3-05186-0038	3-07556-0018	
Address	2835 BEDFORD AVENUE	2211 DITMAS AVENUE	135 AMERSFORT PLACE	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	MIDWOOD	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	47	48	48	
Year Built	1931	1915	1929	
Gross SqFt	47,322	56,844	58,092	
Estimated Gross Income	\$491,202	\$678,616	\$512,366	
Gross Income per SqFt	\$10.38	\$11.94	\$8.82	
Estimated Expense	\$254,592	\$361,579	\$254,817	
Expense SqFt	\$5.38	\$6.36	\$4.39	
Net Operating Income	\$236,610	\$317,037	\$257,549	
Full Market Value	\$934,000	\$1,851,000	\$1,169,000	
Market Value per SqFt	\$19.74	\$32.56	\$20.12	
Distance from Cooperative in miles		0.51	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05247-0001	3-05207-0001	3-07576-0001	3-04968-0038
Address	2601 GLENWOOD ROAD	585 EAST 21 STREET	3021 AVENUE I	667 EAST 34 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	65	84	90
Year Built	1940	1931	1930	1940
Gross SqFt	100,000	55,350	98,000	92,180
Estimated Gross Income	\$1,060,000	\$757,157	\$881,135	\$976,954
Gross Income per SqFt	\$10.60	\$13.68	\$8.99	\$10.60
Estimated Expense	\$534,000	\$433,652	\$438,102	\$491,919
Expense SqFt	\$5.34	\$7.83	\$4.47	\$5.34
Net Operating Income	\$526,000	\$323,505	\$443,033	\$485,035
Full Market Value	\$2,381,000	\$1,905,000	\$1,993,000	\$2,863,000
Market Value per SqFt	\$23.81	\$34.42	\$20.34	\$31.06
Distance from Cooperative in miles		0.44	0.39	0.55

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05247-0006	3-07620-0014	3-05005-0020	3-05207-0001
Address	657 EAST 26 STREET	1641 OCEAN AVENUE	2063 NOSTRAND AVENUE	585 EAST 21 STREET
Neighborhood	FLATBUSH-CENTRAL	MIDWOOD	FLATBUSH-EAST	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	113	113	61	65
Year Built	1941	1926	1927	1931
Gross SqFt	118,398	115,920	50,781	55,350
Estimated Gross Income	\$1,523,782	\$1,310,361	\$653,617	\$757,157
Gross Income per SqFt	\$12.87	\$11.30	\$12.87	\$13.68
Estimated Expense	\$771,955	\$600,984	\$331,145	\$433,652
Expense SqFt	\$6.52	\$5.18	\$6.52	\$7.83
Net Operating Income	\$751,827	\$709,377	\$322,472	\$323,505
Full Market Value	\$3,461,000	\$4,301,000	\$2,056,000	\$1,905,000
Market Value per SqFt	\$29.23	\$37.10	\$40.49	\$34.42
Distance from Cooperative in miles		0.87	0.23	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05248-0012	3-05163-0048	3-05218-0039	3-07562-0001
Address	50 KENILWORTH PLACE	835 OCEAN AVENUE	601 EAST 18 STREET	3413 AVENUE H
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	72	72	65
Year Built	1955	1953	1964	1963
Gross SqFt	87,027	88,820	71,820	66,000
Estimated Gross Income	\$1,044,324	\$912,827	\$985,648	\$792,261
Gross Income per SqFt	\$12.00	\$10.28	\$13.72	\$12.00
Estimated Expense	\$477,778	\$462,878	\$461,407	\$371,954
Expense SqFt	\$5.49	\$5.21	\$6.42	\$5.64
Net Operating Income	\$566,546	\$449,949	\$524,241	\$420,307
Full Market Value	\$1,310,000	\$2,047,000	\$3,120,000	\$2,071,000
Market Value per SqFt	\$15.05	\$23.05	\$43.44	\$31.38
Distance from Cooperative in miles		0.68	0.48	0.43

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05257-0035	3-05256-0006	3-01103-0009	3-01107-0005
Address	310 WINDSOR PLACE	1661 11 AVENUE	442 14 STREET	38 PROSPECT PARK SOUTHWES
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	PARK SLOPE	WINDSOR TERRACE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	27	16	20
Year Built	1914	1927	1920	1920
Gross SqFt	31,200	23,840	12,816	15,200
Estimated Gross Income	\$436,800	\$271,566	\$179,435	\$320,996
Gross Income per SqFt	\$14.00	\$11.39	\$14.00	\$21.12
Estimated Expense	\$214,032	\$112,511	\$89,610	\$126,093
Expense SqFt	\$6.86	\$4.72	\$6.99	\$8.30
Net Operating Income	\$222,768	\$159,055	\$89,825	\$194,903
Full Market Value	\$483,000	\$827,000	\$453,000	\$1,423,000
Market Value per SqFt	\$15.48	\$34.69	\$35.35	\$93.62
Distance from Cooperative in miles		0.08	0.46	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05257-0045	3-05058-0024	3-01327-0001	3-05320-0009
Address	135 PROSPECT PARK SOUTHWE	40 WOODRUFF AVENUE	57 LINCOLN ROAD	31 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-LEFFERTS GARDEN	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	87	66	84	83
Year Built	1929	1940	1925	1929
Gross SqFt	97,884	66,144	72,910	90,900
Estimated Gross Income	\$1,161,883	\$644,249	\$865,764	\$1,111,243
Gross Income per SqFt	\$11.87	\$9.74	\$11.87	\$12.22
Estimated Expense	\$699,871	\$354,563	\$521,211	\$472,990
Expense SqFt	\$7.15	\$5.36	\$7.15	\$5.20
Net Operating Income	\$462,012	\$289,686	\$344,553	\$638,253
Full Market Value	\$1,573,000	\$1,646,000	\$1,960,000	\$3,992,000
Market Value per SqFt	\$16.07	\$24.89	\$26.88	\$43.92
Distance from Cooperative in miles		0.56	0.89	0.44

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05268-0002	3-05285-0001	3-01107-0021	3-01107-0027
Address	166 SEELEY STREET	50 OCEAN PARKWAY	57 PROSPECT PARK SOUTHWES	70 PROSPECT PARK SOUTHWES
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	59	54	48
Year Built	1938	1937	1921	1935
Gross SqFt	65,640	67,602	46,576	49,428
Estimated Gross Income	\$926,180	\$964,918	\$638,719	\$697,499
Gross Income per SqFt	\$14.11	\$14.27	\$13.71	\$14.11
Estimated Expense	\$435,193	\$387,613	\$312,972	\$327,825
Expense SqFt	\$6.63	\$5.73	\$6.72	\$6.63
Net Operating Income	\$490,987	\$577,305	\$325,747	\$369,674
Full Market Value	\$3,231,000	\$3,813,000	\$1,984,000	\$2,432,000
Market Value per SqFt	\$49.22	\$56.40	\$42.60	\$49.20
Distance from Cooperative in miles		0.25	0.32	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05268-0018	3-01107-0027	3-01107-0021	3-05285-0001
Address	202 SEELEY STREET	70 PROSPECT PARK SOUTHWES	57 PROSPECT PARK SOUTHWES	50 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	48	54	59
Year Built	1931	1935	1921	1937
Gross SqFt	44,424	49,428	46,576	67,602
Estimated Gross Income	\$626,823	\$697,499	\$638,719	\$964,918
Gross Income per SqFt	\$14.11	\$14.11	\$13.71	\$14.27
Estimated Expense	\$294,531	\$327,825	\$312,972	\$387,613
Expense SqFt	\$6.63	\$6.63	\$6.72	\$5.73
Net Operating Income	\$332,292	\$369,674	\$325,747	\$577,305
Full Market Value	\$1,742,000	\$2,432,000	\$1,984,000	\$3,813,000
Market Value per SqFt	\$39.21	\$49.20	\$42.60	\$56.40
Distance from Cooperative in miles		0.32	0.32	0.25

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05268-0033	3-05058-0016	3-05287-0001	3-05390-0074
Address	651 VANDERBILT STREET	18 WOODRUFF AVENUE	10 OCEAN PARKWAY	455 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	WINDSOR TERRACE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	155	161	133	147
Year Built	1963	1955	1927	1964
Gross SqFt	162,439	92,000	136,362	201,462
Estimated Gross Income	\$1,652,005	\$936,061	\$1,548,134	\$1,987,026
Gross Income per SqFt	\$10.17	\$10.17	\$11.35	\$9.86
Estimated Expense	\$912,907	\$516,590	\$688,469	\$1,008,683
Expense SqFt	\$5.62	\$5.62	\$5.05	\$5.01
Net Operating Income	\$739,098	\$419,471	\$859,665	\$978,343
Full Market Value	\$3,703,000	\$2,442,000	\$5,222,000	\$5,591,000
Market Value per SqFt	\$22.80	\$26.54	\$38.30	\$27.75
Distance from Cooperative in miles		0.56	0.22	1.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05279-0032	3-05256-0006	3-01116-0063	3-01103-0009
Address	175 PROSPECT PARK SOUTHWEST	1661 11 AVENUE	577 PROSPECT AVENUE	442 14 STREET
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	27	27	13	16
Year Built	1970	1927	2001	1920
Gross SqFt	28,000	23,840	18,105	12,816
Estimated Gross Income	\$392,000	\$271,566	\$377,361	\$179,435
Gross Income per SqFt	\$14.00	\$11.39	\$20.84	\$14.00
Estimated Expense	\$192,080	\$112,511	\$154,718	\$89,610
Expense SqFt	\$6.86	\$4.72	\$8.55	\$6.99
Net Operating Income	\$199,920	\$159,055	\$222,643	\$89,825
Full Market Value	\$454,000	\$827,000	\$1,621,000	\$453,000
Market Value per SqFt	\$16.21	\$34.69	\$89.53	\$35.35
Distance from Cooperative in miles		0.27	0.37	0.72

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05280-0008	3-05390-0074	3-05287-0001	3-05638-0019
Address	221 MC DONALD AVENUE	455 OCEAN PARKWAY	10 OCEAN PARKWAY	926 49 STREET
Neighborhood	WINDSOR TERRACE	OCEAN PARKWAY-NORTH	WINDSOR TERRACE	BOROUGH PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	166	147	133	98
Year Built	1953	1964	1927	1960
Gross SqFt	156,170	201,462	136,362	88,190
Estimated Gross Income	\$1,772,530	\$1,987,026	\$1,548,134	\$1,072,054
Gross Income per SqFt	\$11.35	\$9.86	\$11.35	\$12.16
Estimated Expense	\$788,659	\$1,008,683	\$688,469	\$487,999
Expense SqFt	\$5.05	\$5.01	\$5.05	\$5.53
Net Operating Income	\$983,871	\$978,343	\$859,665	\$584,055
Full Market Value	\$1,827,000	\$5,591,000	\$5,222,000	\$3,645,000
Market Value per SqFt	\$11.70	\$27.75	\$38.30	\$41.33
Distance from Cooperative in miles		0.89	0.40	1.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05280-0047	3-05307-0045	3-05287-0001	3-05328-0037
Address	112 EAST 2 STREET	70 DAHILL ROAD	10 OCEAN PARKWAY	178 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	KENSINGTON	WINDSOR TERRACE	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	122	133	96
Year Built	1940	1934	1927	1928
Gross SqFt	149,760	149,450	136,362	94,050
Estimated Gross Income	\$1,699,776	\$1,102,111	\$1,548,134	\$1,128,170
Gross Income per SqFt	\$11.35	\$7.37	\$11.35	\$12.00
Estimated Expense	\$756,288	\$517,992	\$688,469	\$534,388
Expense SqFt	\$5.05	\$3.47	\$5.05	\$5.68
Net Operating Income	\$943,488	\$584,119	\$859,665	\$593,782
Full Market Value	\$4,102,000	\$2,154,000	\$5,222,000	\$3,687,000
Market Value per SqFt	\$27.39	\$14.41	\$38.30	\$39.20
Distance from Cooperative in miles		0.32	0.40	0.27

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05285-0040	3-05058-0024	3-05053-0038	3-05063-0001
Address	82 EAST 7 STREET	40 WOODRUFF AVENUE	354 OCEAN AVENUE	75 EAST 21 STREET
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	66	62	53
Year Built	1939	1940	1915	1931
Gross SqFt	86,420	66,144	55,200	63,727
Estimated Gross Income	\$841,731	\$644,249	\$639,297	\$516,862
Gross Income per SqFt	\$9.74	\$9.74	\$11.58	\$8.11
Estimated Expense	\$463,211	\$354,563	\$330,652	\$277,110
Expense SqFt	\$5.36	\$5.36	\$5.99	\$4.35
Net Operating Income	\$378,520	\$289,686	\$308,645	\$239,752
Full Market Value	\$1,936,000	\$1,646,000	\$1,573,000	\$1,306,000
Market Value per SqFt	\$22.40	\$24.89	\$28.50	\$20.49
Distance from Cooperative in miles		0.57	0.68	0.82

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05286-0001	3-05058-0024	3-05063-0001	3-01327-0001
Address	30 OCEAN PARKWAY	40 WOODRUFF AVENUE	75 EAST 21 STREET	57 LINCOLN ROAD
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	70	66	53	84
Year Built	1936	1940	1931	1925
Gross SqFt	169,422	66,144	63,727	72,910
Estimated Gross Income	\$1,650,170	\$644,249	\$516,862	\$865,764
Gross Income per SqFt	\$9.74	\$9.74	\$8.11	\$11.87
Estimated Expense	\$908,102	\$354,563	\$277,110	\$521,211
Expense SqFt	\$5.36	\$5.36	\$4.35	\$7.15
Net Operating Income	\$742,068	\$289,686	\$239,752	\$344,553
Full Market Value	\$2,142,000	\$1,646,000	\$1,306,000	\$1,960,000
Market Value per SqFt	\$12.64	\$24.89	\$20.49	\$26.88
Distance from Cooperative in miles		0.52	0.77	1.08

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05305-0051	3-05638-0019	3-05321-0051	3-05077-0021
Address	36 DAHILL ROAD	926 49 STREET	70 EAST 8 STREET	60 EAST 17 STREET
Neighborhood	KENSINGTON	BOROUGH PARK	KENSINGTON	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	98	62	88
Year Built	1950	1960	1956	1958
Gross SqFt	79,000	88,190	58,612	84,600
Estimated Gross Income	\$780,520	\$1,072,054	\$708,218	\$1,026,377
Gross Income per SqFt	\$9.88	\$12.16	\$12.08	\$12.13
Estimated Expense	\$430,550	\$487,999	\$288,967	\$435,272
Expense SqFt	\$5.45	\$5.53	\$4.93	\$5.15
Net Operating Income	\$349,970	\$584,055	\$419,251	\$591,105
Full Market Value	\$1,767,000	\$3,645,000	\$2,610,000	\$3,686,000
Market Value per SqFt	\$22.37	\$41.33	\$44.53	\$43.57
Distance from Cooperative in miles		1.00	0.55	1.01

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05307-0070	3-05334-0001	3-05643-0038	3-05325-0065
Address	40 TEHAMA STREET	102 ALBEMARLE ROAD	4910 15 AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	BOROUGH PARK	KENSINGTON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	75	49	76	48
Year Built	1931	1939	1935	1937
Gross SqFt	98,604	51,000	107,268	49,800
Estimated Gross Income	\$952,515	\$516,657	\$1,036,740	\$361,947
Gross Income per SqFt	\$9.66	\$10.13	\$9.66	\$7.27
Estimated Expense	\$642,948	\$292,966	\$458,832	\$151,919
Expense SqFt	\$6.52	\$5.74	\$4.28	\$3.05
Net Operating Income	\$309,567	\$223,691	\$577,908	\$210,028
Full Market Value	\$1,802,000	\$1,295,000	\$2,916,000	\$893,000
Market Value per SqFt	\$18.28	\$25.39	\$27.18	\$17.93
Distance from Cooperative in miles		0.19	0.90	0.25

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05319-0024	3-05163-0048	3-05064-0087	3-05066-0039
Address	100 OCEAN PARKWAY	835 OCEAN AVENUE	65 LENOX ROAD	270 CLARKSON AVENUE
Neighborhood	KENSINGTON	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	72	60	99
Year Built	1953	1953	1948	1962
Gross SqFt	138,600	88,820	84,000	95,100
Estimated Gross Income	\$1,178,100	\$912,827	\$714,419	\$725,012
Gross Income per SqFt	\$8.50	\$10.28	\$8.50	\$7.62
Estimated Expense	\$776,368	\$462,878	\$349,187	\$396,607
Expense SqFt	\$5.60	\$5.21	\$4.16	\$4.17
Net Operating Income	\$401,732	\$449,949	\$365,232	\$328,405
Full Market Value	\$2,339,000	\$2,047,000	\$1,658,000	\$1,675,000
Market Value per SqFt	\$16.88	\$23.05	\$19.74	\$17.61
Distance from Cooperative in miles		0.98	1.03	1.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05320-0001	3-05320-0009	3-05328-0023	3-05063-0001
Address	71 OCEAN PARKWAY	31 OCEAN PARKWAY	134 OCEAN PARKWAY	75 EAST 21 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	83	54	53
Year Built	1936	1929	1931	1931
Gross SqFt	89,026	90,900	79,170	63,727
Estimated Gross Income	\$861,772	\$1,111,243	\$766,188	\$516,862
Gross Income per SqFt	\$9.68	\$12.22	\$9.68	\$8.11
Estimated Expense	\$623,061	\$472,990	\$426,680	\$277,110
Expense SqFt	\$7.00	\$5.20	\$5.39	\$4.35
Net Operating Income	\$238,711	\$638,253	\$339,508	\$239,752
Full Market Value	\$1,390,000	\$3,992,000	\$1,719,000	\$1,306,000
Market Value per SqFt	\$15.61	\$43.92	\$21.71	\$20.49
Distance from Cooperative in miles		0.00	0.21	0.80

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05320-0046	3-05320-0009	3-05328-0023	3-05063-0001
Address	81 OCEAN PARKWAY	31 OCEAN PARKWAY	134 OCEAN PARKWAY	75 EAST 21 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	83	54	53
Year Built	1938	1929	1931	1931
Gross SqFt	92,805	90,900	79,170	63,727
Estimated Gross Income	\$903,921	\$1,111,243	\$766,188	\$516,862
Gross Income per SqFt	\$9.74	\$12.22	\$9.68	\$8.11
Estimated Expense	\$696,019	\$472,990	\$426,680	\$277,110
Expense SqFt	\$7.50	\$5.20	\$5.39	\$4.35
Net Operating Income	\$207,902	\$638,253	\$339,508	\$239,752
Full Market Value	\$1,210,000	\$3,992,000	\$1,719,000	\$1,306,000
Market Value per SqFt	\$13.04	\$43.92	\$21.71	\$20.49
Distance from Cooperative in miles		0.06	0.17	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05321-0010	3-05374-0034	3-05101-0054	3-05053-0038
Address	625 CATON AVENUE	390 OCEAN PARKWAY	2005 ALBEMARLE ROAD	354 OCEAN AVENUE
Neighborhood	KENSINGTON	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	41	53	62
Year Built	1936	1937	1931	1915
Gross SqFt	54,000	42,000	54,826	55,200
Estimated Gross Income	\$324,000	\$440,683	\$610,359	\$639,297
Gross Income per SqFt	\$6.00	\$10.49	\$11.13	\$11.58
Estimated Expense	\$187,920	\$223,604	\$312,198	\$330,652
Expense SqFt	\$3.48	\$5.32	\$5.69	\$5.99
Net Operating Income	\$136,080	\$217,079	\$298,161	\$308,645
Full Market Value	\$820,000	\$1,137,000	\$1,797,000	\$1,573,000
Market Value per SqFt	\$15.19	\$27.07	\$32.78	\$28.50
Distance from Cooperative in miles		0.58	0.74	0.72

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05328-0010	3-05328-0015	3-05328-0023	3-05080-0054
Address	110 OCEAN PARKWAY	120 OCEAN PARKWAY	134 OCEAN PARKWAY	20 ST PAUL'S COURT
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	60	54	60
Year Built	1953	1931	1931	1954
Gross SqFt	72,000	75,000	79,170	63,272
Estimated Gross Income	\$696,960	\$836,423	\$766,188	\$551,510
Gross Income per SqFt	\$9.68	\$11.15	\$9.68	\$8.72
Estimated Expense	\$469,054	\$357,401	\$426,680	\$333,047
Expense SqFt	\$6.51	\$4.77	\$5.39	\$5.26
Net Operating Income	\$227,906	\$479,022	\$339,508	\$218,463
Full Market Value	\$1,327,000	\$2,889,000	\$1,719,000	\$1,190,000
Market Value per SqFt	\$18.43	\$38.52	\$21.71	\$18.81
Distance from Cooperative in miles		0.00	0.00	0.77

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05328-0032	3-05325-0003	3-05321-0051	3-05120-0021
Address	160 OCEAN PARKWAY	210 CATON AVENUE	70 EAST 8 STREET	200 EAST 17 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	46	62	60
Year Built	1956	1960	1956	1966
Gross SqFt	58,200	36,264	58,612	63,222
Estimated Gross Income	\$703,056	\$501,550	\$708,218	\$704,098
Gross Income per SqFt	\$12.08	\$13.83	\$12.08	\$11.14
Estimated Expense	\$286,926	\$200,721	\$288,967	\$426,748
Expense SqFt	\$4.93	\$5.53	\$4.93	\$6.75
Net Operating Income	\$416,130	\$300,829	\$419,251	\$277,350
Full Market Value	\$2,339,000	\$1,364,000	\$2,610,000	\$1,672,000
Market Value per SqFt	\$40.19	\$37.61	\$44.53	\$26.45
Distance from Cooperative in miles		0.15	0.17	0.62

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05328-0051	3-05101-0054	3-05360-0048	3-05374-0034
Address	283 EAST 5 STREET	2005 ALBEMARLE ROAD	801 AVENUE C	390 OCEAN PARKWAY
Neighborhood	KENSINGTON	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	53	42	41
Year Built	1935	1931	1941	1937
Gross SqFt	28,200	54,826	43,200	42,000
Estimated Gross Income	\$309,072	\$610,359	\$473,620	\$440,683
Gross Income per SqFt	\$10.96	\$11.13	\$10.96	\$10.49
Estimated Expense	\$136,488	\$312,198	\$209,171	\$223,604
Expense SqFt	\$4.84	\$5.69	\$4.84	\$5.32
Net Operating Income	\$172,584	\$298,161	\$264,449	\$217,079
Full Market Value	\$1,033,000	\$1,797,000	\$1,584,000	\$1,137,000
Market Value per SqFt	\$36.63	\$32.78	\$36.67	\$27.07
Distance from Cooperative in miles		0.82	0.38	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05329-0062	3-05329-0068	3-05329-0052	3-05390-0053
Address	179 OCEAN PARKWAY	175 OCEAN PARKWAY	201 OCEAN PARKWAY	493 OCEAN PARKWAY
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	39	39	35	31
Year Built	1923	1923	1923	1919
Gross SqFt	38,800	38,800	38,000	37,400
Estimated Gross Income	\$370,540	\$395,697	\$346,942	\$357,292
Gross Income per SqFt	\$9.55	\$10.20	\$9.13	\$9.55
Estimated Expense	\$170,720	\$229,268	\$140,431	\$164,667
Expense SqFt	\$4.40	\$5.91	\$3.70	\$4.40
Net Operating Income	\$199,820	\$166,429	\$206,511	\$192,625
Full Market Value	\$1,072,000	\$966,000	\$861,000	\$779,000
Market Value per SqFt	\$27.63	\$24.90	\$22.66	\$20.83
Distance from Cooperative in miles		0.00	0.00	0.64

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05329-0072	3-05324-0001	3-05026-0100	3-05330-0024
Address	135 OCEAN PARKWAY	333 MC DONALD AVENUE	580 FLATBUSH AVENUE	217 EAST 7 STREET
Neighborhood	KENSINGTON	KENSINGTON	FLATBUSH-LEFFERTS GARDEN	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	286	268	224	174
Year Built	1965	1960	1962	1951
Gross SqFt	334,581	245,202	234,132	146,066
Estimated Gross Income	\$2,956,247	\$3,189,324	\$3,274,172	\$2,081,715
Gross Income per SqFt	\$8.84	\$13.01	\$13.98	\$14.25
Estimated Expense	\$1,714,623	\$1,402,273	\$1,508,161	\$903,314
Expense SqFt	\$5.12	\$5.72	\$6.44	\$6.18
Net Operating Income	\$1,241,624	\$1,787,051	\$1,766,011	\$1,178,401
Full Market Value	\$6,446,000	\$11,113,000	\$11,583,000	\$5,953,000
Market Value per SqFt	\$19.27	\$45.32	\$49.47	\$40.76
Distance from Cooperative in miles		0.29	1.03	0.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05337-0007	3-05339-0045	3-05374-0034	
Address	414 ALBEMARLE ROAD	249 OCEAN PARKWAY	390 OCEAN PARKWAY	
Neighborhood	KENSINGTON	KENSINGTON	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	47	41	41	
Year Built	1941	1921	1937	
Gross SqFt	50,400	38,190	42,000	
Estimated Gross Income	\$572,544	\$467,225	\$440,683	
Gross Income per SqFt	\$11.36	\$12.23	\$10.49	
Estimated Expense	\$261,576	\$192,814	\$223,604	
Expense SqFt	\$5.19	\$5.05	\$5.32	
Net Operating Income	\$310,968	\$274,411	\$217,079	
Full Market Value	\$1,889,000	\$1,717,000	\$1,137,000	
Market Value per SqFt	\$37.48	\$44.96	\$27.07	
Distance from Cooperative in miles		0.15	0.37	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05337-0076	3-05113-0001	3-05155-0017	3-05160-0001
Address	415 BEVERLY ROAD	60 TURNER PLACE	400 ARGYLE ROAD	1710 CORTELYOU ROAD
Neighborhood	KENSINGTON	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	130	138	136
Year Built	1963	1961	1959	1960
Gross SqFt	110,000	144,128	176,680	133,716
Estimated Gross Income	\$1,389,300	\$1,963,696	\$2,231,171	\$1,641,265
Gross Income per SqFt	\$12.63	\$13.62	\$12.63	\$12.27
Estimated Expense	\$677,600	\$922,937	\$1,088,881	\$869,420
Expense SqFt	\$6.16	\$6.40	\$6.16	\$6.50
Net Operating Income	\$711,700	\$1,040,759	\$1,142,290	\$771,845
Full Market Value	\$4,506,000	\$6,766,000	\$6,328,000	\$4,489,000
Market Value per SqFt	\$40.96	\$46.94	\$35.82	\$33.57
Distance from Cooperative in miles		0.35	0.59	0.76

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05338-0070	3-05340-0048	3-05357-0045	3-05358-0071
Address	230 OCEAN PARKWAY	707 BEVERLY ROAD	330 OCEAN PARKWAY	305 OCEAN PARKWAY
Neighborhood	KENSINGTON	KENSINGTON	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	58	54	60
Year Built	1926	1940	1929	1941
Gross SqFt	49,518	51,000	51,426	62,400
Estimated Gross Income	\$620,461	\$672,842	\$644,429	\$779,209
Gross Income per SqFt	\$12.53	\$13.19	\$12.53	\$12.49
Estimated Expense	\$250,561	\$272,019	\$260,363	\$303,311
Expense SqFt	\$5.06	\$5.33	\$5.06	\$4.86
Net Operating Income	\$369,900	\$400,823	\$384,066	\$475,898
Full Market Value	\$2,334,000	\$2,577,000	\$1,791,000	\$3,000,000
Market Value per SqFt	\$47.13	\$50.53	\$34.83	\$48.08
Distance from Cooperative in miles		0.15	0.13	0.16

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05339-0001	3-05321-0051	3-05185-0069	3-05077-0021
Address	205 OCEAN PARKWAY	70 EAST 8 STREET	535 EAST 21 STREET	60 EAST 17 STREET
Neighborhood	KENSINGTON	KENSINGTON	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	62	49	88
Year Built	1963	1956	1962	1958
Gross SqFt	55,800	58,612	47,084	84,600
Estimated Gross Income	\$674,064	\$708,218	\$522,318	\$1,026,377
Gross Income per SqFt	\$12.08	\$12.08	\$11.09	\$12.13
Estimated Expense	\$275,094	\$288,967	\$188,428	\$435,272
Expense SqFt	\$4.93	\$4.93	\$4.00	\$5.15
Net Operating Income	\$398,970	\$419,251	\$333,890	\$591,105
Full Market Value	\$2,216,000	\$2,610,000	\$1,597,000	\$3,686,000
Market Value per SqFt	\$39.71	\$44.53	\$33.92	\$43.57
Distance from Cooperative in miles		0.26	0.86	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05340-0015	3-05339-0045	3-05077-0006	
Address	192 EAST 8 STREET	249 OCEAN PARKWAY	1620 CATON AVENUE	
Neighborhood	KENSINGTON	KENSINGTON	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	41	29	
Year Built	1940	1921	1936	
Gross SqFt	34,200	38,190	28,530	
Estimated Gross Income	\$403,218	\$467,225	\$342,768	
Gross Income per SqFt	\$11.79	\$12.23	\$12.01	
Estimated Expense	\$196,992	\$192,814	\$180,177	
Expense SqFt	\$5.76	\$5.05	\$6.32	
Net Operating Income	\$206,226	\$274,411	\$162,591	
Full Market Value	\$1,272,000	\$1,717,000	\$657,000	
Market Value per SqFt	\$37.19	\$44.96	\$23.03	
Distance from Cooperative in miles		0.06	0.54	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05355-0001	3-05163-0048	3-05392-0071	3-05317-0011
Address	302 BEVERLY ROAD	835 OCEAN AVENUE	499 EAST 8 STREET	170 EAST 4 STREET
Neighborhood	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	72	83	71
Year Built	1961	1953	1963	1962
Gross SqFt	80,604	88,820	88,528	62,400
Estimated Gross Income	\$835,863	\$912,827	\$918,047	\$974,997
Gross Income per SqFt	\$10.37	\$10.28	\$10.37	\$15.62
Estimated Expense	\$372,390	\$462,878	\$408,570	\$425,310
Expense SqFt	\$4.62	\$5.21	\$4.62	\$6.82
Net Operating Income	\$463,473	\$449,949	\$509,477	\$549,687
Full Market Value	\$2,710,000	\$2,047,000	\$2,384,000	\$2,178,000
Market Value per SqFt	\$33.62	\$23.05	\$26.93	\$34.90
Distance from Cooperative in miles		0.93	0.45	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05357-0005	3-05358-0077	3-05374-0034	3-05389-0024
Address	260 OCEAN PARKWAY	279 OCEAN PARKWAY	390 OCEAN PARKWAY	450 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	77	41	69
Year Built	1930	1926	1937	1931
Gross SqFt	86,946	95,106	42,000	69,600
Estimated Gross Income	\$895,544	\$975,294	\$440,683	\$716,898
Gross Income per SqFt	\$10.30	\$10.25	\$10.49	\$10.30
Estimated Expense	\$346,915	\$370,416	\$223,604	\$277,830
Expense SqFt	\$3.99	\$3.89	\$5.32	\$3.99
Net Operating Income	\$548,629	\$604,878	\$217,079	\$439,068
Full Market Value	\$1,633,000	\$2,689,000	\$1,137,000	\$1,730,000
Market Value per SqFt	\$18.78	\$28.27	\$27.07	\$24.86
Distance from Cooperative in miles		0.09	0.17	0.33

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05357-0017	3-05358-0077	3-05120-0037	
Address	280 OCEAN PARKWAY	279 OCEAN PARKWAY	1601 BEVERLY ROAD	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	114	77	96	
Year Built	1941	1926	1940	
Gross SqFt	132,200	95,106	129,966	
Estimated Gross Income	\$1,339,186	\$975,294	\$1,299,898	
Gross Income per SqFt	\$10.13	\$10.25	\$10.00	
Estimated Expense	\$583,002	\$370,416	\$641,382	
Expense SqFt	\$4.41	\$3.89	\$4.93	
Net Operating Income	\$756,184	\$604,878	\$658,516	
Full Market Value	\$2,480,000	\$2,689,000	\$3,369,000	
Market Value per SqFt	\$18.76	\$28.27	\$25.92	
Distance from Cooperative in miles		0.09	0.62	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05357-0030	3-05358-0077	3-05374-0034	3-05358-0071
Address	300 OCEAN PARKWAY	279 OCEAN PARKWAY	390 OCEAN PARKWAY	305 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	77	41	60
Year Built	1941	1926	1937	1941
Gross SqFt	106,500	95,106	42,000	62,400
Estimated Gross Income	\$1,117,185	\$975,294	\$440,683	\$779,209
Gross Income per SqFt	\$10.49	\$10.25	\$10.49	\$12.49
Estimated Expense	\$566,580	\$370,416	\$223,604	\$303,311
Expense SqFt	\$5.32	\$3.89	\$5.32	\$4.86
Net Operating Income	\$550,605	\$604,878	\$217,079	\$475,898
Full Market Value	\$1,996,000	\$2,689,000	\$1,137,000	\$3,000,000
Market Value per SqFt	\$18.74	\$28.27	\$27.07	\$48.08
Distance from Cooperative in miles		0.09	0.17	0.09

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05358-0063	3-05376-0033	3-05392-0071	3-05425-0001
Address	315 OCEAN PARKWAY	430 EAST 8 STREET	499 EAST 8 STREET	340 WEBSTER AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	90	83	80
Year Built	1961	1961	1963	1956
Gross SqFt	90,000	77,160	88,528	87,411
Estimated Gross Income	\$959,400	\$914,402	\$918,047	\$931,465
Gross Income per SqFt	\$10.66	\$11.85	\$10.37	\$10.66
Estimated Expense	\$477,000	\$379,998	\$408,570	\$463,569
Expense SqFt	\$5.30	\$4.92	\$4.62	\$5.30
Net Operating Income	\$482,400	\$534,404	\$509,477	\$467,896
Full Market Value	\$2,854,000	\$3,302,000	\$2,384,000	\$2,768,000
Market Value per SqFt	\$31.71	\$42.79	\$26.93	\$31.67
Distance from Cooperative in miles		0.18	0.35	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05363-0061	3-05643-0031	3-05617-0063	
Address	1529 42 STREET	1458 49 STREET	1327 46 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	29	42	48	
Year Built	1927	1939	1939	
Gross SqFt	46,000	48,664	44,628	
Estimated Gross Income	\$580,980	\$631,185	\$548,587	
Gross Income per SqFt	\$12.63	\$12.97	\$12.29	
Estimated Expense	\$247,940	\$265,995	\$236,508	
Expense SqFt	\$5.39	\$5.47	\$5.30	
Net Operating Income	\$333,040	\$365,190	\$312,079	
Full Market Value	\$1,292,000	\$1,319,000	\$1,956,000	
Market Value per SqFt	\$28.09	\$27.10	\$43.83	
Distance from Cooperative in miles		0.42	0.36	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05374-0010	3-05399-0015	3-05425-0001	
Address	340 OCEAN PARKWAY	514 OCEAN PARKWAY	340 WEBSTER AVENUE	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	77	74	80	
Year Built	1962	1962	1956	
Gross SqFt	73,026	64,800	87,411	
Estimated Gross Income	\$934,733	\$967,489	\$931,465	
Gross Income per SqFt	\$12.80	\$14.93	\$10.66	
Estimated Expense	\$438,156	\$433,638	\$463,569	
Expense SqFt	\$6.00	\$6.69	\$5.30	
Net Operating Income	\$496,577	\$533,851	\$467,896	
Full Market Value	\$3,159,000	\$3,576,000	\$2,768,000	
Market Value per SqFt	\$43.26	\$55.19	\$31.67	
Distance from Cooperative in miles		0.33	0.51	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05374-0017	3-05374-0034	3-05390-0080	3-05375-0063
Address	354 OCEAN PARKWAY	390 OCEAN PARKWAY	441 OCEAN PARKWAY	387 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	41	42	46
Year Built	1941	1937	1936	1937
Gross SqFt	40,200	42,000	43,200	57,600
Estimated Gross Income	\$412,452	\$440,683	\$443,323	\$538,740
Gross Income per SqFt	\$10.26	\$10.49	\$10.26	\$9.35
Estimated Expense	\$198,186	\$223,604	\$212,981	\$248,105
Expense SqFt	\$4.93	\$5.32	\$4.93	\$4.31
Net Operating Income	\$214,266	\$217,079	\$230,342	\$290,635
Full Market Value	\$1,248,000	\$1,137,000	\$946,000	\$1,258,000
Market Value per SqFt	\$31.04	\$27.07	\$21.90	\$21.84
Distance from Cooperative in miles		0.00	0.19	0.09

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05374-0021	3-05376-0033	3-05392-0071	3-05428-0031
Address	370 OCEAN PARKWAY	430 EAST 8 STREET	499 EAST 8 STREET	250 PARKVILLE AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	133	90	83	63
Year Built	1961	1961	1963	1963
Gross SqFt	111,861	77,160	88,528	57,660
Estimated Gross Income	\$1,325,553	\$914,402	\$918,047	\$730,203
Gross Income per SqFt	\$11.85	\$11.85	\$10.37	\$12.66
Estimated Expense	\$550,356	\$379,998	\$408,570	\$292,569
Expense SqFt	\$4.92	\$4.92	\$4.62	\$5.07
Net Operating Income	\$775,197	\$534,404	\$509,477	\$437,634
Full Market Value	\$4,791,000	\$3,302,000	\$2,384,000	\$2,772,000
Market Value per SqFt	\$42.83	\$42.79	\$26.93	\$48.07
Distance from Cooperative in miles		0.14	0.26	0.63

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05374-0030	3-05390-0053	3-05386-0079	3-05385-0022
Address	386 OCEAN PARKWAY	493 OCEAN PARKWAY	561 EAST 2 STREET	570 EAST 2 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	31	16	16
Year Built	1922	1919	1923	1916
Gross SqFt	31,104	37,400	12,800	12,240
Estimated Gross Income	\$297,043	\$357,292	\$117,078	\$141,690
Gross Income per SqFt	\$9.55	\$9.55	\$9.15	\$11.58
Estimated Expense	\$136,858	\$164,667	\$57,690	\$64,143
Expense SqFt	\$4.40	\$4.40	\$4.51	\$5.24
Net Operating Income	\$160,185	\$192,625	\$59,388	\$77,547
Full Market Value	\$926,000	\$779,000	\$284,000	\$379,000
Market Value per SqFt	\$29.77	\$20.83	\$22.19	\$30.96
Distance from Cooperative in miles		0.19	0.23	0.27

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05375-0049	3-05375-0063	3-05358-0071	3-05358-0086
Address	415 OCEAN PARKWAY	387 OCEAN PARKWAY	305 OCEAN PARKWAY	269 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	46	60	49
Year Built	1900	1937	1941	1941
Gross SqFt	60,000	57,600	62,400	56,100
Estimated Gross Income	\$639,600	\$538,740	\$779,209	\$598,056
Gross Income per SqFt	\$10.66	\$9.35	\$12.49	\$10.66
Estimated Expense	\$249,600	\$248,105	\$303,311	\$233,523
Expense SqFt	\$4.16	\$4.31	\$4.86	\$4.16
Net Operating Income	\$390,000	\$290,635	\$475,898	\$364,533
Full Market Value	\$2,308,000	\$1,258,000	\$3,000,000	\$1,633,000
Market Value per SqFt	\$38.47	\$21.84	\$48.08	\$29.11
Distance from Cooperative in miles		0.00	0.17	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05375-0058	3-05390-0061	3-05399-0015	3-05374-0034
Address	399 OCEAN PARKWAY	483 OCEAN PARKWAY	514 OCEAN PARKWAY	390 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	63	74	41
Year Built	1963	1964	1962	1937
Gross SqFt	54,000	48,600	64,800	42,000
Estimated Gross Income	\$806,220	\$961,761	\$967,489	\$440,683
Gross Income per SqFt	\$14.93	\$19.79	\$14.93	\$10.49
Estimated Expense	\$361,260	\$435,890	\$433,638	\$223,604
Expense SqFt	\$6.69	\$8.97	\$6.69	\$5.32
Net Operating Income	\$444,960	\$525,871	\$533,851	\$217,079
Full Market Value	\$2,981,000	\$3,791,000	\$3,576,000	\$1,137,000
Market Value per SqFt	\$55.20	\$78.00	\$55.19	\$27.07
Distance from Cooperative in miles		0.17	0.34	0.09

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05376-0068	3-05376-0033	3-05392-0071	3-05428-0031
Address	495 EAST 7 STREET	430 EAST 8 STREET	499 EAST 8 STREET	250 PARKVILLE AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	90	83	63
Year Built	1962	1961	1963	1963
Gross SqFt	84,000	77,160	88,528	57,660
Estimated Gross Income	\$995,400	\$914,402	\$918,047	\$730,203
Gross Income per SqFt	\$11.85	\$11.85	\$10.37	\$12.66
Estimated Expense	\$413,280	\$379,998	\$408,570	\$292,569
Expense SqFt	\$4.92	\$4.92	\$4.62	\$5.07
Net Operating Income	\$582,120	\$534,404	\$509,477	\$437,634
Full Market Value	\$3,598,000	\$3,302,000	\$2,384,000	\$2,772,000
Market Value per SqFt	\$42.83	\$42.79	\$26.93	\$48.07
Distance from Cooperative in miles		0.00	0.17	0.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05376-0076	3-05113-0001	3-05340-0022	
Address	465 EAST 7 STREET	60 TURNER PLACE	214 EAST 8 STREET	
Neighborhood	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	KENSINGTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	125	130	91	
Year Built	1963	1961	1960	
Gross SqFt	102,550	144,128	73,956	
Estimated Gross Income	\$1,402,884	\$1,963,696	\$1,015,527	
Gross Income per SqFt	\$13.68	\$13.62	\$13.73	
Estimated Expense	\$648,116	\$922,937	\$461,750	
Expense SqFt	\$6.32	\$6.40	\$6.24	
Net Operating Income	\$754,768	\$1,040,759	\$553,777	
Full Market Value	\$4,914,000	\$6,766,000	\$3,610,000	
Market Value per SqFt	\$47.92	\$46.94	\$48.81	
Distance from Cooperative in miles		0.36	0.33	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05377-0043	3-05358-0077	3-05374-0034	3-05389-0024
Address	811 CORTELYOU ROAD	279 OCEAN PARKWAY	390 OCEAN PARKWAY	450 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	77	41	69
Year Built	1941	1926	1937	1931
Gross SqFt	96,000	95,106	42,000	69,600
Estimated Gross Income	\$988,800	\$975,294	\$440,683	\$716,898
Gross Income per SqFt	\$10.30	\$10.25	\$10.49	\$10.30
Estimated Expense	\$383,040	\$370,416	\$223,604	\$277,830
Expense SqFt	\$3.99	\$3.89	\$5.32	\$3.99
Net Operating Income	\$605,760	\$604,878	\$217,079	\$439,068
Full Market Value	\$3,531,000	\$2,689,000	\$1,137,000	\$1,730,000
Market Value per SqFt	\$36.78	\$28.27	\$27.07	\$24.86
Distance from Cooperative in miles		0.20	0.20	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05389-0010	3-05389-0024	3-05374-0034	3-05358-0077
Address	430 OCEAN PARKWAY	450 OCEAN PARKWAY	390 OCEAN PARKWAY	279 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	69	41	77
Year Built	1941	1931	1937	1926
Gross SqFt	88,277	69,600	42,000	95,106
Estimated Gross Income	\$909,253	\$716,898	\$440,683	\$975,294
Gross Income per SqFt	\$10.30	\$10.30	\$10.49	\$10.25
Estimated Expense	\$352,225	\$277,830	\$223,604	\$370,416
Expense SqFt	\$3.99	\$3.99	\$5.32	\$3.89
Net Operating Income	\$557,028	\$439,068	\$217,079	\$604,878
Full Market Value	\$3,247,000	\$1,730,000	\$1,137,000	\$2,689,000
Market Value per SqFt	\$36.78	\$24.86	\$27.07	\$28.27
Distance from Cooperative in miles		0.00	0.17	0.34

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05389-0041	3-05428-0031	3-05392-0052	3-05424-0080
Address	488 OCEAN PARKWAY	250 PARKVILLE AVENUE	805 DITMAS AVENUE	229 PARKVILLE AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	49	63	57	41
Year Built	1958	1963	1958	2004
Gross SqFt	43,116	57,660	45,900	43,018
Estimated Gross Income	\$624,320	\$730,203	\$664,786	\$684,491
Gross Income per SqFt	\$14.48	\$12.66	\$14.48	\$15.91
Estimated Expense	\$308,279	\$292,569	\$328,258	\$272,124
Expense SqFt	\$7.15	\$5.07	\$7.15	\$6.33
Net Operating Income	\$316,041	\$437,634	\$336,528	\$412,367
Full Market Value	\$1,477,000	\$2,772,000	\$2,233,000	\$2,814,000
Market Value per SqFt	\$34.26	\$48.07	\$48.65	\$65.41
Distance from Cooperative in miles		0.47	0.20	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05389-0046	3-05390-0053	3-05371-0045	3-05421-0035
Address	490 OCEAN PARKWAY	493 OCEAN PARKWAY	564 EAST 3 STREET	312 WEBSTER AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	32	31	44	38
Year Built	1931	1919	1924	1930
Gross SqFt	37,400	37,400	34,000	25,500
Estimated Gross Income	\$455,532	\$357,292	\$413,978	\$390,593
Gross Income per SqFt	\$12.18	\$9.55	\$12.18	\$15.32
Estimated Expense	\$190,366	\$164,667	\$172,989	\$167,906
Expense SqFt	\$5.09	\$4.40	\$5.09	\$6.58
Net Operating Income	\$265,166	\$192,625	\$240,989	\$222,687
Full Market Value	\$1,653,000	\$779,000	\$1,404,000	\$1,503,000
Market Value per SqFt	\$44.20	\$20.83	\$41.29	\$58.94
Distance from Cooperative in miles		0.09	0.23	0.37

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05390-0084	3-05374-0034	3-05389-0024	3-05390-0080
Address	435 OCEAN PARKWAY	390 OCEAN PARKWAY	450 OCEAN PARKWAY	441 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	41	69	42
Year Built	1942	1937	1931	1936
Gross SqFt	65,400	42,000	69,600	43,200
Estimated Gross Income	\$673,620	\$440,683	\$716,898	\$443,323
Gross Income per SqFt	\$10.30	\$10.49	\$10.30	\$10.26
Estimated Expense	\$260,946	\$223,604	\$277,830	\$212,981
Expense SqFt	\$3.99	\$5.32	\$3.99	\$4.93
Net Operating Income	\$412,674	\$217,079	\$439,068	\$230,342
Full Market Value	\$2,406,000	\$1,137,000	\$1,730,000	\$946,000
Market Value per SqFt	\$36.79	\$27.07	\$24.86	\$21.90
Distance from Cooperative in miles		0.19	0.09	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05391-0061	3-05376-0033	3-05428-0031	3-05425-0001
Address	599 EAST 7 STREET	430 EAST 8 STREET	250 PARKVILLE AVENUE	340 WEBSTER AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	90	63	80
Year Built	1961	1961	1963	1956
Gross SqFt	104,100	77,160	57,660	87,411
Estimated Gross Income	\$1,233,585	\$914,402	\$730,203	\$931,465
Gross Income per SqFt	\$11.85	\$11.85	\$12.66	\$10.66
Estimated Expense	\$512,172	\$379,998	\$292,569	\$463,569
Expense SqFt	\$4.92	\$4.92	\$5.07	\$5.30
Net Operating Income	\$721,413	\$534,404	\$437,634	\$467,896
Full Market Value	\$4,459,000	\$3,302,000	\$2,772,000	\$2,768,000
Market Value per SqFt	\$42.83	\$42.79	\$48.07	\$31.67
Distance from Cooperative in miles		0.17	0.44	0.30

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05392-0042	3-05385-0022	3-06497-0038	
Address	478 EAST 9 STREET	570 EAST 2 STREET	788 EAST 10 STREET	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	17	16	38	
Year Built	1916	1916	1926	
Gross SqFt	21,964	12,240	28,800	
Estimated Gross Income	\$243,581	\$141,690	\$305,209	
Gross Income per SqFt	\$11.09	\$11.58	\$10.60	
Estimated Expense	\$125,854	\$64,143	\$179,094	
Expense SqFt	\$5.73	\$5.24	\$6.22	
Net Operating Income	\$117,727	\$77,547	\$126,115	
Full Market Value	\$708,000	\$379,000	\$745,000	
Market Value per SqFt	\$32.23	\$30.96	\$25.87	
Distance from Cooperative in miles		0.40	0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05399-0007	3-05374-0034	3-05420-0058	
Address	510 OCEAN PARKWAY	390 OCEAN PARKWAY	682 OCEAN PARKWAY	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	39	41	41	
Year Built	1931	1937	1931	
Gross SqFt	30,850	42,000	40,800	
Estimated Gross Income	\$342,744	\$440,683	\$478,532	
Gross Income per SqFt	\$11.11	\$10.49	\$11.73	
Estimated Expense	\$171,218	\$223,604	\$235,877	
Expense SqFt	\$5.55	\$5.32	\$5.78	
Net Operating Income	\$171,526	\$217,079	\$242,655	
Full Market Value	\$1,033,000	\$1,137,000	\$1,494,000	
Market Value per SqFt	\$33.48	\$27.07	\$36.62	
Distance from Cooperative in miles		0.33	0.26	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05399-0021	3-06518-0059	3-05399-0015	
Address	540 OCEAN PARKWAY	996 OCEAN PARKWAY	514 OCEAN PARKWAY	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	114	121	74	
Year Built	1962	1964	1962	
Gross SqFt	130,496	154,378	64,800	
Estimated Gross Income	\$1,823,029	\$2,008,745	\$967,489	
Gross Income per SqFt	\$13.97	\$13.01	\$14.93	
Estimated Expense	\$794,721	\$847,821	\$433,638	
Expense SqFt	\$6.09	\$5.49	\$6.69	
Net Operating Income	\$1,028,308	\$1,160,924	\$533,851	
Full Market Value	\$6,744,000	\$7,430,000	\$3,576,000	
Market Value per SqFt	\$51.68	\$48.13	\$55.19	
Distance from Cooperative in miles		0.70	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05399-0041	3-05374-0034	3-05390-0080	3-05420-0058
Address	570 OCEAN PARKWAY	390 OCEAN PARKWAY	441 OCEAN PARKWAY	682 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	41	42	41
Year Built	1931	1937	1936	1931
Gross SqFt	39,600	42,000	43,200	40,800
Estimated Gross Income	\$415,404	\$440,683	\$443,323	\$478,532
Gross Income per SqFt	\$10.49	\$10.49	\$10.26	\$11.73
Estimated Expense	\$210,672	\$223,604	\$212,981	\$235,877
Expense SqFt	\$5.32	\$5.32	\$4.93	\$5.78
Net Operating Income	\$204,732	\$217,079	\$230,342	\$242,655
Full Market Value	\$1,203,000	\$1,137,000	\$946,000	\$1,494,000
Market Value per SqFt	\$30.38	\$27.07	\$21.90	\$36.62
Distance from Cooperative in miles		0.33	0.19	0.26

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05400-0091	3-05399-0015	3-05390-0066	
Address	525 OCEAN PARKWAY	514 OCEAN PARKWAY	465 OCEAN PARKWAY	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	62	74	98	
Year Built	1963	1962	1951	
Gross SqFt	62,226	64,800	88,728	
Estimated Gross Income	\$975,081	\$967,489	\$1,456,435	
Gross Income per SqFt	\$15.67	\$14.93	\$16.41	
Estimated Expense	\$455,494	\$433,638	\$705,003	
Expense SqFt	\$7.32	\$6.69	\$7.95	
Net Operating Income	\$519,587	\$533,851	\$751,432	
Full Market Value	\$3,531,000	\$3,576,000	\$4,899,000	
Market Value per SqFt	\$56.74	\$55.19	\$55.21	
Distance from Cooperative in miles		0.09	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05417-0015	3-05380-0001	3-05374-0034	3-05417-0020
Address	3845 18 AVENUE	4217 16 AVENUE	390 OCEAN PARKWAY	3841 18 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	BOROUGH PARK	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	41	53
Year Built	1930	1931	1937	1930
Gross SqFt	45,738	47,820	42,000	41,900
Estimated Gross Income	\$563,035	\$588,535	\$440,683	\$559,175
Gross Income per SqFt	\$12.31	\$12.31	\$10.49	\$13.35
Estimated Expense	\$229,605	\$240,227	\$223,604	\$237,343
Expense SqFt	\$5.02	\$5.02	\$5.32	\$5.66
Net Operating Income	\$333,430	\$348,308	\$217,079	\$321,832
Full Market Value	\$2,091,000	\$1,875,000	\$1,137,000	\$2,078,000
Market Value per SqFt	\$45.72	\$39.21	\$27.07	\$49.59
Distance from Cooperative in miles		0.52	0.48	0.00

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05417-0058	3-05425-0001	3-05376-0033	
Address	275 WEBSTER AVENUE	340 WEBSTER AVENUE	430 EAST 8 STREET	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	88	80	90	
Year Built	1964	1956	1961	
Gross SqFt	73,584	87,411	77,160	
Estimated Gross Income	\$828,556	\$931,465	\$914,402	
Gross Income per SqFt	\$11.26	\$10.66	\$11.85	
Estimated Expense	\$376,014	\$463,569	\$379,998	
Expense SqFt	\$5.11	\$5.30	\$4.92	
Net Operating Income	\$452,542	\$467,896	\$534,404	
Full Market Value	\$2,740,000	\$2,768,000	\$3,302,000	
Market Value per SqFt	\$37.24	\$31.67	\$42.79	
Distance from Cooperative in miles		0.13	0.46	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05418-0049	3-05428-0031	3-05425-0001	3-05392-0071
Address	345 WEBSTER AVENUE	250 PARKVILLE AVENUE	340 WEBSTER AVENUE	499 EAST 8 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	145	63	80	83
Year Built	1959	1963	1956	1963
Gross SqFt	158,230	57,660	87,411	88,528
Estimated Gross Income	\$1,686,732	\$730,203	\$931,465	\$918,047
Gross Income per SqFt	\$10.66	\$12.66	\$10.66	\$10.37
Estimated Expense	\$838,619	\$292,569	\$463,569	\$408,570
Expense SqFt	\$5.30	\$5.07	\$5.30	\$4.62
Net Operating Income	\$848,113	\$437,634	\$467,896	\$509,477
Full Market Value	\$5,018,000	\$2,772,000	\$2,768,000	\$2,384,000
Market Value per SqFt	\$31.71	\$48.07	\$31.67	\$26.93
Distance from Cooperative in miles		0.22	0.05	0.24

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05424-0001	3-05163-0048	3-05390-0066	3-06494-0037
Address	715 OCEAN PARKWAY	835 OCEAN AVENUE	465 OCEAN PARKWAY	785 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	72	98	60
Year Built	1954	1953	1951	1951
Gross SqFt	93,000	88,820	88,728	62,485
Estimated Gross Income	\$1,234,110	\$912,827	\$1,456,435	\$829,342
Gross Income per SqFt	\$13.27	\$10.28	\$16.41	\$13.27
Estimated Expense	\$604,500	\$462,878	\$705,003	\$406,378
Expense SqFt	\$6.50	\$5.21	\$7.95	\$6.50
Net Operating Income	\$629,610	\$449,949	\$751,432	\$422,964
Full Market Value	\$4,057,000	\$2,047,000	\$4,899,000	\$2,725,000
Market Value per SqFt	\$43.62	\$23.05	\$55.21	\$43.61
Distance from Cooperative in miles		0.94	0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05440-0015	3-05425-0001	3-05392-0071	
Address	22 WEBSTER AVENUE	340 WEBSTER AVENUE	499 EAST 8 STREET	
Neighborhood	BOROUGH PARK	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	80	83	
Year Built	1955	1956	1963	
Gross SqFt	76,840	87,411	88,528	
Estimated Gross Income	\$808,357	\$931,465	\$918,047	
Gross Income per SqFt	\$10.52	\$10.66	\$10.37	
Estimated Expense	\$381,126	\$463,569	\$408,570	
Expense SqFt	\$4.96	\$5.30	\$4.62	
Net Operating Income	\$427,231	\$467,896	\$509,477	
Full Market Value	\$2,513,000	\$2,768,000	\$2,384,000	
Market Value per SqFt	\$32.70	\$31.67	\$26.93	
Distance from Cooperative in miles		0.59	0.72	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05453-0018	3-05436-0068	3-05636-0022	3-05636-0052
Address	1528 49 STREET	1515 47 STREET	1442 48 STREET	1455 49 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	54	47	47
Year Built	1939	1939	1938	1938
Gross SqFt	70,800	64,530	70,626	59,528
Estimated Gross Income	\$677,556	\$644,637	\$675,617	\$544,762
Gross Income per SqFt	\$9.57	\$9.99	\$9.57	\$9.15
Estimated Expense	\$265,500	\$232,219	\$264,700	\$227,918
Expense SqFt	\$3.75	\$3.60	\$3.75	\$3.83
Net Operating Income	\$412,056	\$412,418	\$410,917	\$316,844
Full Market Value	\$2,399,000	\$1,404,000	\$1,827,000	\$1,537,000
Market Value per SqFt	\$33.88	\$21.76	\$25.87	\$25.82
Distance from Cooperative in miles		0.15	0.16	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05454-0045	3-05650-0001	3-05447-0001	
Address	4910 17 AVENUE	5023 14 AVENUE	4813 15 AVENUE	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	55	35	47	
Year Built	1931	1933	1941	
Gross SqFt	66,000	39,600	47,520	
Estimated Gross Income	\$593,340	\$361,979	\$420,006	
Gross Income per SqFt	\$8.99	\$9.14	\$8.84	
Estimated Expense	\$259,380	\$179,818	\$157,479	
Expense SqFt	\$3.93	\$4.54	\$3.31	
Net Operating Income	\$333,960	\$182,161	\$262,527	
Full Market Value	\$1,944,000	\$854,000	\$1,529,000	
Market Value per SqFt	\$29.45	\$21.57	\$32.18	
Distance from Cooperative in miles		0.31	0.16	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05495-1014	3-06518-0059	3-06542-0070	3-06494-0037
Address	1176 OCEAN PARKWAY	996 OCEAN PARKWAY	1235 OCEAN PARKWAY	785 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	121	119	60
Year Built	1952	1964	1942	1951
Gross SqFt	92,250	154,378	126,000	62,485
Estimated Gross Income	\$1,200,173	\$2,008,745	\$1,614,990	\$829,342
Gross Income per SqFt	\$13.01	\$13.01	\$12.82	\$13.27
Estimated Expense	\$506,453	\$847,821	\$823,645	\$406,378
Expense SqFt	\$5.49	\$5.49	\$6.54	\$6.50
Net Operating Income	\$693,720	\$1,160,924	\$791,345	\$422,964
Full Market Value	\$4,438,000	\$7,430,000	\$5,036,000	\$2,725,000
Market Value per SqFt	\$48.11	\$48.13	\$39.97	\$43.61
Distance from Cooperative in miles		0.25	0.30	0.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05495-1018	3-06518-0059	3-05390-0074	3-06542-0070
Address	1170 OCEAN PARKWAY	996 OCEAN PARKWAY	455 OCEAN PARKWAY	1235 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	155	121	147	119
Year Built	1965	1964	1964	1942
Gross SqFt	226,980	154,378	201,462	126,000
Estimated Gross Income	\$2,909,884	\$2,008,745	\$1,987,026	\$1,614,990
Gross Income per SqFt	\$12.82	\$13.01	\$9.86	\$12.82
Estimated Expense	\$1,484,449	\$847,821	\$1,008,683	\$823,645
Expense SqFt	\$6.54	\$5.49	\$5.01	\$6.54
Net Operating Income	\$1,425,435	\$1,160,924	\$978,343	\$791,345
Full Market Value	\$9,074,000	\$7,430,000	\$5,591,000	\$5,036,000
Market Value per SqFt	\$39.98	\$48.13	\$27.75	\$39.97
Distance from Cooperative in miles		0.25	1.11	0.30

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05496-0004	3-05491-0001	3-05685-0041	
Address	5715 15 AVENUE	5619 15 AVENUE	5512 15 AVENUE	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	72	52	
Year Built	1939	1931	1939	
Gross SqFt	61,800	58,698	57,600	
Estimated Gross Income	\$669,294	\$629,050	\$630,234	
Gross Income per SqFt	\$10.83	\$10.72	\$10.94	
Estimated Expense	\$320,124	\$323,045	\$280,222	
Expense SqFt	\$5.18	\$5.50	\$4.86	
Net Operating Income	\$349,170	\$306,005	\$350,012	
Full Market Value	\$2,080,000	\$1,815,000	\$1,646,000	
Market Value per SqFt	\$33.66	\$30.92	\$28.58	
Distance from Cooperative in miles		0.05	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05548-0050	3-05579-0010	3-06578-0014	
Address	1967 65 STREET	6801 20 AVENUE	1318 WEST 6 STREET	
Neighborhood	BOROUGH PARK	BENSONHURST	GRAVESEND	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	21	13	39	
Year Built	1931	1931	1926	
Gross SqFt	18,920	7,680	28,800	
Estimated Gross Income	\$226,283	\$93,074	\$339,508	
Gross Income per SqFt	\$11.96	\$12.12	\$11.79	
Estimated Expense	\$102,546	\$40,676	\$159,569	
Expense SqFt	\$5.42	\$5.30	\$5.54	
Net Operating Income	\$123,737	\$52,398	\$179,939	
Full Market Value	\$767,000	\$275,000	\$1,109,000	
Market Value per SqFt	\$40.54	\$35.81	\$38.51	
Distance from Cooperative in miles		0.25	0.47	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05548-0053	3-05553-0033	3-05535-0023	
Address	1961 65 STREET	1762 65 STREET	2040 62 STREET	
Neighborhood	BOROUGH PARK	BENSONHURST	BOROUGH PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	21	16	16	
Year Built	1931	1931	1935	
Gross SqFt	18,920	14,240	14,240	
Estimated Gross Income	\$177,091	\$135,296	\$131,252	
Gross Income per SqFt	\$9.36	\$9.50	\$9.22	
Estimated Expense	\$78,140	\$60,908	\$56,732	
Expense SqFt	\$4.13	\$4.28	\$3.98	
Net Operating Income	\$98,951	\$74,388	\$74,520	
Full Market Value	\$572,000	\$418,000	\$306,000	
Market Value per SqFt	\$30.23	\$29.35	\$21.49	
Distance from Cooperative in miles		0.30	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05548-0056	3-06236-0067	3-05553-0033	
Address	1953 65 STREET	1684 76 STREET	1762 65 STREET	
Neighborhood	BOROUGH PARK	BENSONHURST	BENSONHURST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	21	20	16	
Year Built	1931	1931	1931	
Gross SqFt	18,920	18,000	14,240	
Estimated Gross Income	\$180,118	\$171,691	\$135,296	
Gross Income per SqFt	\$9.52	\$9.54	\$9.50	
Estimated Expense	\$81,734	\$78,334	\$60,908	
Expense SqFt	\$4.32	\$4.35	\$4.28	
Net Operating Income	\$98,384	\$93,357	\$74,388	
Full Market Value	\$569,000	\$539,000	\$418,000	
Market Value per SqFt	\$30.07	\$29.94	\$29.35	
Distance from Cooperative in miles		0.72	0.30	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05548-0059	3-05513-0072	3-06236-0067	3-05553-0033
Address	1947 65 STREET	1913 60 STREET	1684 76 STREET	1762 65 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BENSONHURST	BENSONHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	12	20	16
Year Built	1931	1931	1931	1931
Gross SqFt	18,920	8,100	18,000	14,240
Estimated Gross Income	\$180,497	\$86,047	\$171,691	\$135,296
Gross Income per SqFt	\$9.54	\$10.62	\$9.54	\$9.50
Estimated Expense	\$82,302	\$26,884	\$78,334	\$60,908
Expense SqFt	\$4.35	\$3.32	\$4.35	\$4.28
Net Operating Income	\$98,195	\$59,163	\$93,357	\$74,388
Full Market Value	\$567,000	\$334,000	\$539,000	\$418,000
Market Value per SqFt	\$29.97	\$41.23	\$29.94	\$29.35
Distance from Cooperative in miles		0.25	0.72	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05548-0062	3-06236-0067	3-05553-0033	3-05579-0012
Address	1941 65 STREET	1684 76 STREET	1762 65 STREET	2024 68 STREET
Neighborhood	BOROUGH PARK	BENSONHURST	BENSONHURST	BENSONHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	20	16	34
Year Built	1931	1931	1931	1928
Gross SqFt	18,920	18,000	14,240	26,400
Estimated Gross Income	\$179,740	\$171,691	\$135,296	\$246,997
Gross Income per SqFt	\$9.50	\$9.54	\$9.50	\$9.36
Estimated Expense	\$80,978	\$78,334	\$60,908	\$137,561
Expense SqFt	\$4.28	\$4.35	\$4.28	\$5.21
Net Operating Income	\$98,762	\$93,357	\$74,388	\$109,436
Full Market Value	\$571,000	\$539,000	\$418,000	\$614,000
Market Value per SqFt	\$30.18	\$29.94	\$29.35	\$23.26
Distance from Cooperative in miles		0.72	0.30	0.25

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05597-0058	3-05681-0008	3-05298-0067	3-05604-0006
Address	1163 43 STREET	1014 55 STREET	1327 40 STREET	4307 12 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16	16
Year Built	1926	1921	1931	1916
Gross SqFt	17,800	18,768	13,440	14,240
Estimated Gross Income	\$223,746	\$236,892	\$168,897	\$141,970
Gross Income per SqFt	\$12.57	\$12.62	\$12.57	\$9.97
Estimated Expense	\$106,622	\$99,898	\$80,477	\$63,829
Expense SqFt	\$5.99	\$5.32	\$5.99	\$4.48
Net Operating Income	\$117,124	\$136,994	\$88,420	\$78,141
Full Market Value	\$740,000	\$867,000	\$367,000	\$449,000
Market Value per SqFt	\$41.57	\$46.20	\$27.31	\$31.53
Distance from Cooperative in miles		0.65	0.34	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05597-0061	3-05597-0070	3-05604-0006	3-05647-0042
Address	1157 43 STREET	1135 43 STREET	4307 12 AVENUE	5016 12 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	16	17
Year Built	1926	1916	1916	1914
Gross SqFt	17,800	17,800	14,240	17,000
Estimated Gross Income	\$177,466	\$188,373	\$141,970	\$167,046
Gross Income per SqFt	\$9.97	\$10.58	\$9.97	\$9.83
Estimated Expense	\$79,744	\$106,302	\$63,829	\$72,568
Expense SqFt	\$4.48	\$5.97	\$4.48	\$4.27
Net Operating Income	\$97,722	\$82,071	\$78,141	\$94,478
Full Market Value	\$565,000	\$484,000	\$449,000	\$500,000
Market Value per SqFt	\$31.74	\$27.19	\$31.53	\$29.41
Distance from Cooperative in miles		0.00	0.16	0.39

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05601-0001	3-05595-0014	3-05656-0001	3-00749-0005
Address	4313 9 AVENUE	922 42 STREET	5115 13 AVENUE	4513 6 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	30	27	39	41
Year Built	1923	1924	1924	1924
Gross SqFt	32,000	32,000	32,000	32,440
Estimated Gross Income	\$498,240	\$520,387	\$498,257	\$480,932
Gross Income per SqFt	\$15.57	\$16.26	\$15.57	\$14.83
Estimated Expense	\$216,960	\$266,440	\$216,949	\$241,674
Expense SqFt	\$6.78	\$8.33	\$6.78	\$7.45
Net Operating Income	\$281,280	\$253,947	\$281,308	\$239,258
Full Market Value	\$1,908,000	\$1,270,000	\$1,646,000	\$1,599,000
Market Value per SqFt	\$59.63	\$39.69	\$51.44	\$49.29
Distance from Cooperative in miles		0.05	0.71	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05606-0017	3-05351-0004	3-05298-0067	
Address	1430 43 STREET	3403 14 AVENUE	1327 40 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	19	16	
Year Built	1914	1926	1931	
Gross SqFt	35,600	14,400	13,440	
Estimated Gross Income	\$487,008	\$212,981	\$168,897	
Gross Income per SqFt	\$13.68	\$14.79	\$12.57	
Estimated Expense	\$207,192	\$81,305	\$80,477	
Expense SqFt	\$5.82	\$5.65	\$5.99	
Net Operating Income	\$279,816	\$131,676	\$88,420	
Full Market Value	\$1,822,000	\$879,000	\$367,000	
Market Value per SqFt	\$51.18	\$61.04	\$27.31	
Distance from Cooperative in miles		0.45	0.25	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05611-0044	3-05619-0001	3-05681-0008	
Address	4418 14 AVENUE	4615 9 AVENUE	1014 55 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	13	20	20	
Year Built	1915	1939	1921	
Gross SqFt	24,300	14,400	18,768	
Estimated Gross Income	\$307,638	\$182,681	\$236,892	
Gross Income per SqFt	\$12.66	\$12.69	\$12.62	
Estimated Expense	\$130,734	\$78,349	\$99,898	
Expense SqFt	\$5.38	\$5.44	\$5.32	
Net Operating Income	\$176,904	\$104,332	\$136,994	
Full Market Value	\$1,121,000	\$662,000	\$867,000	
Market Value per SqFt	\$46.13	\$45.97	\$46.20	
Distance from Cooperative in miles		0.60	0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05623-0038	3-05678-0001	3-05643-0006	3-05471-0001
Address	4600 14 AVENUE	1401 55 STREET	4901 14 AVENUE	5219 15 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	36	45	30
Year Built	1929	1942	1935	1933
Gross SqFt	51,840	34,500	48,000	35,100
Estimated Gross Income	\$497,146	\$337,392	\$460,274	\$335,217
Gross Income per SqFt	\$9.59	\$9.78	\$9.59	\$9.55
Estimated Expense	\$236,390	\$189,960	\$218,960	\$155,474
Expense SqFt	\$4.56	\$5.51	\$4.56	\$4.43
Net Operating Income	\$260,756	\$147,432	\$241,314	\$179,743
Full Market Value	\$1,518,000	\$748,000	\$1,030,000	\$742,000
Market Value per SqFt	\$29.28	\$21.68	\$21.46	\$21.14
Distance from Cooperative in miles		0.42	0.21	0.42

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05633-0068	3-05664-0031	3-05677-0025	3-05615-0048
Address	4802 12 AVENUE	1472 52 STREET	1350 54 STREET	4520 12 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	35	35	48
Year Built	1924	1935	1936	1940
Gross SqFt	39,400	37,200	35,580	54,000
Estimated Gross Income	\$432,218	\$438,368	\$390,489	\$538,142
Gross Income per SqFt	\$10.97	\$11.78	\$10.97	\$9.97
Estimated Expense	\$203,304	\$183,607	\$183,686	\$233,983
Expense SqFt	\$5.16	\$4.94	\$5.16	\$4.33
Net Operating Income	\$228,914	\$254,761	\$206,803	\$304,159
Full Market Value	\$1,371,000	\$1,246,000	\$1,239,000	\$1,149,000
Market Value per SqFt	\$34.80	\$33.49	\$34.82	\$21.28
Distance from Cooperative in miles		0.44	0.39	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05657-0035	3-05649-0059	3-05643-0038	
Address	5100 15 AVENUE	1347 51 STREET	4910 15 AVENUE	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	100	63	76	
Year Built	1931	1927	1935	
Gross SqFt	118,800	58,800	107,268	
Estimated Gross Income	\$1,222,452	\$641,557	\$1,036,740	
Gross Income per SqFt	\$10.29	\$10.91	\$9.66	
Estimated Expense	\$547,668	\$290,048	\$458,832	
Expense SqFt	\$4.61	\$4.93	\$4.28	
Net Operating Income	\$674,784	\$351,509	\$577,908	
Full Market Value	\$3,932,000	\$1,694,000	\$2,916,000	
Market Value per SqFt	\$33.10	\$28.81	\$27.18	
Distance from Cooperative in miles		0.16	0.10	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05678-0022	3-05692-0004	3-05471-0001	3-05642-0061
Address	1440 54 STREET	5601 14 AVENUE	5219 15 AVENUE	1329 50 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	55	30	54
Year Built	1938	1936	1933	1940
Gross SqFt	63,900	61,200	35,100	60,480
Estimated Gross Income	\$610,245	\$587,054	\$335,217	\$558,269
Gross Income per SqFt	\$9.55	\$9.59	\$9.55	\$9.23
Estimated Expense	\$283,077	\$267,713	\$155,474	\$243,170
Expense SqFt	\$4.43	\$4.37	\$4.43	\$4.02
Net Operating Income	\$327,168	\$319,341	\$179,743	\$315,099
Full Market Value	\$1,905,000	\$1,802,000	\$742,000	\$1,146,000
Market Value per SqFt	\$29.81	\$29.44	\$21.14	\$18.95
Distance from Cooperative in miles		0.10	0.18	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05692-0040	3-05692-0004	3-05471-0001	3-05642-0061
Address	5624 15 AVENUE	5601 14 AVENUE	5219 15 AVENUE	1329 50 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	55	30	54
Year Built	1939	1936	1933	1940
Gross SqFt	59,040	61,200	35,100	60,480
Estimated Gross Income	\$563,832	\$587,054	\$335,217	\$558,269
Gross Income per SqFt	\$9.55	\$9.59	\$9.55	\$9.23
Estimated Expense	\$261,547	\$267,713	\$155,474	\$243,170
Expense SqFt	\$4.43	\$4.37	\$4.43	\$4.02
Net Operating Income	\$302,285	\$319,341	\$179,743	\$315,099
Full Market Value	\$1,760,000	\$1,802,000	\$742,000	\$1,146,000
Market Value per SqFt	\$29.81	\$29.44	\$21.14	\$18.95
Distance from Cooperative in miles		0.00	0.25	0.38

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05708-0017	3-05681-0008	3-05707-0036	3-05785-0023
Address	946 59 STREET	1014 55 STREET	880 59 STREET	758 60 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	32	40
Year Built	1930	1921	1926	1917
Gross SqFt	16,704	18,768	26,400	34,600
Estimated Gross Income	\$199,112	\$236,892	\$314,560	\$395,900
Gross Income per SqFt	\$11.92	\$12.62	\$11.92	\$11.44
Estimated Expense	\$94,712	\$99,898	\$149,594	\$229,622
Expense SqFt	\$5.67	\$5.32	\$5.67	\$6.64
Net Operating Income	\$104,400	\$136,994	\$164,966	\$166,278
Full Market Value	\$646,000	\$867,000	\$751,000	\$1,013,000
Market Value per SqFt	\$38.67	\$46.20	\$28.45	\$29.28
Distance from Cooperative in miles		0.26	0.14	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05770-0036	3-05874-0084	3-05892-0016	3-05892-0006
Address	880 68 STREET	515 OVINGTON AVENUE	414 OVINGTON AVENUE	7101 4 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	69	67	54	50
Year Built	1963	1956	1950	1950
Gross SqFt	52,560	81,648	67,830	77,430
Estimated Gross Income	\$614,426	\$919,584	\$792,939	\$920,914
Gross Income per SqFt	\$11.69	\$11.26	\$11.69	\$11.89
Estimated Expense	\$313,258	\$402,873	\$404,399	\$385,629
Expense SqFt	\$5.96	\$4.93	\$5.96	\$4.98
Net Operating Income	\$301,168	\$516,711	\$388,540	\$535,285
Full Market Value	\$1,851,000	\$3,128,000	\$2,389,000	\$3,312,000
Market Value per SqFt	\$35.22	\$38.31	\$35.22	\$42.77
Distance from Cooperative in miles		0.38	0.52	0.52

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05770-0045	3-05638-0019	3-05892-0006	
Address	877 BAY RIDGE AVENUE	926 49 STREET	7101 4 AVENUE	
Neighborhood	BAY RIDGE	BOROUGH PARK	BAY RIDGE	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	64	98	50	
Year Built	1963	1960	1950	
Gross SqFt	54,600	88,190	77,430	
Estimated Gross Income	\$656,838	\$1,072,054	\$920,914	
Gross Income per SqFt	\$12.03	\$12.16	\$11.89	
Estimated Expense	\$287,196	\$487,999	\$385,629	
Expense SqFt	\$5.26	\$5.53	\$4.98	
Net Operating Income	\$369,642	\$584,055	\$535,285	
Full Market Value	\$2,297,000	\$3,645,000	\$3,312,000	
Market Value per SqFt	\$42.07	\$41.33	\$42.77	
Distance from Cooperative in miles		0.96	0.52	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05772-0021	3-05693-0049	3-00842-0012	
Address	1046 68 STREET	869 58 STREET	714 56 STREET	
Neighborhood	DYKER HEIGHTS	BOROUGH PARK	SUNSET PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	12	16	16	
Year Built	1987	1920	1911	
Gross SqFt	8,505	13,728	10,280	
Estimated Gross Income	\$118,390	\$191,227	\$142,861	
Gross Income per SqFt	\$13.92	\$13.93	\$13.90	
Estimated Expense	\$43,546	\$87,815	\$39,461	
Expense SqFt	\$5.12	\$6.40	\$3.84	
Net Operating Income	\$74,844	\$103,412	\$103,400	
Full Market Value	\$490,000	\$678,000	\$607,000	
Market Value per SqFt	\$57.61	\$49.39	\$59.05	
Distance from Cooperative in miles		0.63	0.75	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05791-0013	3-00774-0059	3-00783-0021	3-00723-0067
Address	414 61 STREET	441 49 STREET	438 49 STREET	323 43 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	16	32	24
Year Built	1912	1914	1905	1906
Gross SqFt	16,341	11,200	26,540	21,000
Estimated Gross Income	\$317,506	\$258,246	\$516,491	\$387,367
Gross Income per SqFt	\$19.43	\$23.06	\$19.46	\$18.45
Estimated Expense	\$193,641	\$105,124	\$209,916	\$185,113
Expense SqFt	\$11.85	\$9.39	\$7.91	\$8.81
Net Operating Income	\$123,865	\$153,122	\$306,575	\$202,254
Full Market Value	\$864,000	\$732,000	\$1,510,000	\$1,146,000
Market Value per SqFt	\$52.87	\$65.36	\$56.90	\$54.57
Distance from Cooperative in miles		0.64	0.60	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05825-0001	3-06979-0100	3-06979-0200	3-07052-0034
Address	260 65 STREET	3521 NEPTUNE AVENUE	3601 NEPTUNE AVENUE	2966 WEST 28 STREET
Neighborhood	BAY RIDGE	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	420	335	339	333
Year Built	1971	1974	1975	1970
Gross SqFt	398,660	366,000	334,000	453,758
Estimated Gross Income	\$6,011,793	\$5,519,342	\$5,418,475	\$5,650,661
Gross Income per SqFt	\$15.08	\$15.08	\$16.22	\$12.45
Estimated Expense	\$2,966,030	\$2,722,675	\$2,667,363	\$2,482,576
Expense SqFt	\$7.44	\$7.44	\$7.99	\$5.47
Net Operating Income	\$3,045,763	\$2,796,667	\$2,751,112	\$3,168,085
Full Market Value	\$18,081,000	\$18,209,000	\$13,895,000	\$19,954,000
Market Value per SqFt	\$45.35	\$49.75	\$41.60	\$43.97
Distance from Cooperative in miles		4.42	4.42	4.78

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05826-0001	3-06979-0100	3-06979-0200	3-07052-0034
Address	350 65 STREET	3521 NEPTUNE AVENUE	3601 NEPTUNE AVENUE	2966 WEST 28 STREET
Neighborhood	BAY RIDGE	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	391	335	339	333
Year Built	1971	1974	1975	1970
Gross SqFt	360,080	366,000	334,000	453,758
Estimated Gross Income	\$5,430,006	\$5,519,342	\$5,418,475	\$5,650,661
Gross Income per SqFt	\$15.08	\$15.08	\$16.22	\$12.45
Estimated Expense	\$2,678,995	\$2,722,675	\$2,667,363	\$2,482,576
Expense SqFt	\$7.44	\$7.44	\$7.99	\$5.47
Net Operating Income	\$2,751,011	\$2,796,667	\$2,751,112	\$3,168,085
Full Market Value	\$16,627,000	\$18,209,000	\$13,895,000	\$19,954,000
Market Value per SqFt	\$46.18	\$49.75	\$41.60	\$43.97
Distance from Cooperative in miles		4.30	4.30	4.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05838-0006	3-05929-0054	3-00829-0020	3-05872-0007
Address	6665 COLONIAL ROAD	353 BAY RIDGE PARKWAY	238 55 STREET	315 OVINGTON AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BUSH TERMINAL	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	43	32	102
Year Built	1954	1961	1998	1962
Gross SqFt	63,113	27,048	45,000	76,686
Estimated Gross Income	\$1,024,324	\$420,187	\$730,459	\$1,252,827
Gross Income per SqFt	\$16.23	\$15.53	\$16.23	\$16.34
Estimated Expense	\$295,369	\$182,053	\$210,679	\$561,994
Expense SqFt	\$4.68	\$6.73	\$4.68	\$7.33
Net Operating Income	\$728,955	\$238,134	\$519,780	\$690,833
Full Market Value	\$4,944,000	\$1,614,000	\$3,568,000	\$4,751,000
Market Value per SqFt	\$78.34	\$59.67	\$79.29	\$61.95
Distance from Cooperative in miles		0.61	0.65	0.43

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05848-0040	3-06060-0032	3-05841-0001	3-05938-0040
Address	6702 RIDGE BOULEVARD	8802 RIDGE BOULEVARD	6623 RIDGE BOULEVARD	7502 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	48	60	59
Year Built	1936	1935	1928	1936
Gross SqFt	42,722	46,488	80,640	50,400
Estimated Gross Income	\$610,500	\$719,143	\$934,802	\$764,464
Gross Income per SqFt	\$14.29	\$15.47	\$11.59	\$15.17
Estimated Expense	\$286,935	\$341,576	\$551,533	\$381,709
Expense SqFt	\$6.72	\$7.35	\$6.84	\$7.57
Net Operating Income	\$323,565	\$377,567	\$383,269	\$382,755
Full Market Value	\$2,138,000	\$2,556,000	\$2,347,000	\$2,577,000
Market Value per SqFt	\$50.04	\$54.98	\$29.10	\$51.13
Distance from Cooperative in miles		1.17	0.16	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05853-0001	3-05904-0001	3-05927-0043	3-05927-0031
Address	6735 RIDGE BOULEVARD	1 74 STREET	7420 RIDGE BOULEVARD	7410 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	102	84	82
Year Built	1928	1938	1930	1930
Gross SqFt	120,594	112,140	89,628	89,628
Estimated Gross Income	\$1,629,225	\$1,559,825	\$1,210,467	\$1,199,885
Gross Income per SqFt	\$13.51	\$13.91	\$13.51	\$13.39
Estimated Expense	\$765,772	\$716,503	\$568,919	\$659,937
Expense SqFt	\$6.35	\$6.39	\$6.35	\$7.36
Net Operating Income	\$863,453	\$843,322	\$641,548	\$539,948
Full Market Value	\$5,598,000	\$5,376,000	\$4,159,000	\$3,490,000
Market Value per SqFt	\$46.42	\$47.94	\$46.40	\$38.94
Distance from Cooperative in miles		0.52	0.41	0.41

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05858-0030	3-06008-0006	3-05871-0058	3-05907-0006
Address	760 67 STREET	8201 4 AVENUE	267 OVINGTON AVENUE	7201 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	54	35	59
Year Built	1938	1939	1932	1926
Gross SqFt	45,900	53,000	45,750	46,200
Estimated Gross Income	\$419,163	\$527,734	\$330,069	\$436,541
Gross Income per SqFt	\$9.13	\$9.96	\$7.21	\$9.45
Estimated Expense	\$255,689	\$265,419	\$183,376	\$266,290
Expense SqFt	\$5.57	\$5.01	\$4.01	\$5.76
Net Operating Income	\$163,474	\$262,315	\$146,693	\$170,251
Full Market Value	\$2,704,000	\$1,452,000	\$777,000	\$954,000
Market Value per SqFt	\$58.91	\$27.40	\$16.98	\$20.65
Distance from Cooperative in miles		0.77	0.71	0.73

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05859-0015	3-06104-0004	3-05929-0054	3-05906-0001
Address	6801 SHORE ROAD	9303 SHORE ROAD	353 BAY RIDGE PARKWAY	130 72 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	70	43	156
Year Built	1952	1957	1961	1955
Gross SqFt	161,232	81,200	27,048	136,412
Estimated Gross Income	\$2,503,933	\$1,293,398	\$420,187	\$1,919,033
Gross Income per SqFt	\$15.53	\$15.93	\$15.53	\$14.07
Estimated Expense	\$1,085,091	\$418,120	\$182,053	\$1,003,482
Expense SqFt	\$6.73	\$5.15	\$6.73	\$7.36
Net Operating Income	\$1,418,842	\$875,278	\$238,134	\$915,551
Full Market Value	\$9,615,000	\$4,584,000	\$1,614,000	\$6,017,000
Market Value per SqFt	\$59.63	\$56.45	\$59.67	\$44.11
Distance from Cooperative in miles		1.42	0.70	0.40

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05861-0003	3-05851-0052	3-05861-0011	3-05851-0047
Address	6817 COLONIAL ROAD	471 SENATOR STREET	6801 COLONIAL ROAD	6716 5 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	19	20	19	24
Year Built	1930	1925	1930	1923
Gross SqFt	19,937	14,144	14,440	18,800
Estimated Gross Income	\$269,748	\$197,143	\$195,435	\$212,606
Gross Income per SqFt	\$13.53	\$13.94	\$13.53	\$11.31
Estimated Expense	\$114,837	\$96,600	\$83,139	\$104,600
Expense SqFt	\$5.76	\$6.83	\$5.76	\$5.56
Net Operating Income	\$154,911	\$100,543	\$112,296	\$108,006
Full Market Value	\$1,005,000	\$659,000	\$564,000	\$655,000
Market Value per SqFt	\$50.41	\$46.59	\$39.06	\$34.84
Distance from Cooperative in miles		0.44	0.00	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05861-0043	3-05907-0018	3-05870-0044	
Address	6802 RIDGE BOULEVARD	220 72 STREET	6914 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	60	32	40	
Year Built	1924	1931	1922	
Gross SqFt	69,600	29,520	33,000	
Estimated Gross Income	\$776,736	\$341,887	\$354,083	
Gross Income per SqFt	\$11.16	\$11.58	\$10.73	
Estimated Expense	\$363,312	\$148,548	\$178,525	
Expense SqFt	\$5.22	\$5.03	\$5.41	
Net Operating Income	\$413,424	\$193,339	\$175,558	
Full Market Value	\$2,494,000	\$1,184,000	\$1,042,000	
Market Value per SqFt	\$35.83	\$40.11	\$31.58	
Distance from Cooperative in miles		0.28	0.06	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05869-0005	3-05929-0054	3-05928-0006	
Address	6901 NARROWS AVENUE	353 BAY RIDGE PARKWAY	7401 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	50	43	49	
Year Built	1963	1961	1924	
Gross SqFt	35,040	27,048	50,400	
Estimated Gross Income	\$491,962	\$420,187	\$632,363	
Gross Income per SqFt	\$14.04	\$15.53	\$12.55	
Estimated Expense	\$230,213	\$182,053	\$322,505	
Expense SqFt	\$6.57	\$6.73	\$6.40	
Net Operating Income	\$261,749	\$238,134	\$309,858	
Full Market Value	\$1,720,000	\$1,614,000	\$1,957,000	
Market Value per SqFt	\$49.09	\$59.67	\$38.83	
Distance from Cooperative in miles		0.53	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05872-0057	3-05929-0054	3-05927-0043	
Address	359 OVINGTON AVENUE	353 BAY RIDGE PARKWAY	7420 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	78	43	84	
Year Built	1953	1961	1930	
Gross SqFt	65,952	27,048	89,628	
Estimated Gross Income	\$957,623	\$420,187	\$1,210,467	
Gross Income per SqFt	\$14.52	\$15.53	\$13.51	
Estimated Expense	\$431,326	\$182,053	\$568,919	
Expense SqFt	\$6.54	\$6.73	\$6.35	
Net Operating Income	\$526,297	\$238,134	\$641,548	
Full Market Value	\$3,495,000	\$1,614,000	\$4,159,000	
Market Value per SqFt	\$52.99	\$59.67	\$46.40	
Distance from Cooperative in miles		0.24	0.38	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05885-0103	3-05927-0043	3-05927-0031	3-05873-0005
Address	7002 RIDGE BOULEVARD	7420 RIDGE BOULEVARD	7410 RIDGE BOULEVARD	6925 4 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	83	84	82	60
Year Built	1931	1930	1930	1926
Gross SqFt	87,174	89,628	89,628	58,500
Estimated Gross Income	\$1,167,260	\$1,210,467	\$1,199,885	\$761,906
Gross Income per SqFt	\$13.39	\$13.51	\$13.39	\$13.02
Estimated Expense	\$548,324	\$568,919	\$659,937	\$343,203
Expense SqFt	\$6.29	\$6.35	\$7.36	\$5.87
Net Operating Income	\$618,936	\$641,548	\$539,948	\$418,703
Full Market Value	\$4,001,000	\$4,159,000	\$3,490,000	\$2,680,000
Market Value per SqFt	\$45.90	\$46.40	\$38.94	\$45.81
Distance from Cooperative in miles		0.22	0.22	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05887-0001	3-05904-0001	3-05927-0043	3-05927-0031
Address	7119 SHORE ROAD	1 74 STREET	7420 RIDGE BOULEVARD	7410 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	102	84	82
Year Built	1931	1938	1930	1930
Gross SqFt	82,200	112,140	89,628	89,628
Estimated Gross Income	\$1,110,522	\$1,559,825	\$1,210,467	\$1,199,885
Gross Income per SqFt	\$13.51	\$13.91	\$13.51	\$13.39
Estimated Expense	\$521,970	\$716,503	\$568,919	\$659,937
Expense SqFt	\$6.35	\$6.39	\$6.35	\$7.36
Net Operating Income	\$588,552	\$843,322	\$641,548	\$539,948
Full Market Value	\$3,816,000	\$5,376,000	\$4,159,000	\$3,490,000
Market Value per SqFt	\$46.42	\$47.94	\$46.40	\$38.94
Distance from Cooperative in miles		0.07	0.32	0.32

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05887-0006	3-06060-0032	3-05938-0040	
Address	7101 SHORE ROAD	8802 RIDGE BOULEVARD	7502 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	53	48	59	
Year Built	1931	1935	1936	
Gross SqFt	72,312	46,488	50,400	
Estimated Gross Income	\$1,150,773	\$719,143	\$764,464	
Gross Income per SqFt	\$15.91	\$15.47	\$15.17	
Estimated Expense	\$574,236	\$341,576	\$381,709	
Expense SqFt	\$7.94	\$7.35	\$7.57	
Net Operating Income	\$576,537	\$377,567	\$382,755	
Full Market Value	\$3,936,000	\$2,556,000	\$2,577,000	
Market Value per SqFt	\$54.43	\$54.98	\$51.13	
Distance from Cooperative in miles		0.92	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05889-0003	3-05872-0071	3-05904-0001	3-05927-0043
Address	7101 COLONIAL ROAD	321 OVINGTON AVENUE	1 74 STREET	7420 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	118	102	84
Year Built	1928	1928	1938	1930
Gross SqFt	142,396	92,224	112,140	89,628
Estimated Gross Income	\$1,980,728	\$1,416,947	\$1,559,825	\$1,210,467
Gross Income per SqFt	\$13.91	\$15.36	\$13.91	\$13.51
Estimated Expense	\$909,910	\$584,485	\$716,503	\$568,919
Expense SqFt	\$6.39	\$6.34	\$6.39	\$6.35
Net Operating Income	\$1,070,818	\$832,462	\$843,322	\$641,548
Full Market Value	\$7,013,000	\$5,624,000	\$5,376,000	\$4,159,000
Market Value per SqFt	\$49.25	\$60.98	\$47.94	\$46.40
Distance from Cooperative in miles		0.31	0.29	0.15

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05889-0014	3-05929-0054	3-05904-0001	3-05927-0043
Address	138 71 STREET	353 BAY RIDGE PARKWAY	1 74 STREET	7420 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	43	102	84
Year Built	1950	1961	1938	1930
Gross SqFt	108,000	27,048	112,140	89,628
Estimated Gross Income	\$1,502,280	\$420,187	\$1,559,825	\$1,210,467
Gross Income per SqFt	\$13.91	\$15.53	\$13.91	\$13.51
Estimated Expense	\$690,120	\$182,053	\$716,503	\$568,919
Expense SqFt	\$6.39	\$6.73	\$6.39	\$6.35
Net Operating Income	\$812,160	\$238,134	\$843,322	\$641,548
Full Market Value	\$5,319,000	\$1,614,000	\$5,376,000	\$4,159,000
Market Value per SqFt	\$49.25	\$59.67	\$47.94	\$46.40
Distance from Cooperative in miles		0.33	0.29	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05889-0058	3-05872-0007	3-05874-0084	3-05927-0043
Address	145 72 STREET	315 OVINGTON AVENUE	515 OVINGTON AVENUE	7420 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	102	67	84
Year Built	1950	1962	1956	1930
Gross SqFt	108,000	76,686	81,648	89,628
Estimated Gross Income	\$1,459,080	\$1,252,827	\$919,584	\$1,210,467
Gross Income per SqFt	\$13.51	\$16.34	\$11.26	\$13.51
Estimated Expense	\$685,800	\$561,994	\$402,873	\$568,919
Expense SqFt	\$6.35	\$7.33	\$4.93	\$6.35
Net Operating Income	\$773,280	\$690,833	\$516,711	\$641,548
Full Market Value	\$5,014,000	\$4,751,000	\$3,128,000	\$4,159,000
Market Value per SqFt	\$46.43	\$61.95	\$38.31	\$46.40
Distance from Cooperative in miles		0.31	0.59	0.15

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05892-0035	3-05929-0054	3-05881-0038	3-06110-0052
Address	460 OVINGTON AVENUE	353 BAY RIDGE PARKWAY	15 MACKAY PLACE	9330 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	43	69	48
Year Built	1950	1961	1960	1955
Gross SqFt	32,130	27,048	50,400	32,400
Estimated Gross Income	\$530,788	\$420,187	\$832,477	\$611,068
Gross Income per SqFt	\$16.52	\$15.53	\$16.52	\$18.86
Estimated Expense	\$230,372	\$182,053	\$361,270	\$267,189
Expense SqFt	\$7.17	\$6.73	\$7.17	\$8.25
Net Operating Income	\$300,416	\$238,134	\$471,207	\$343,879
Full Market Value	\$2,170,000	\$1,614,000	\$3,250,000	\$2,452,000
Market Value per SqFt	\$67.54	\$59.67	\$64.48	\$75.68
Distance from Cooperative in miles		0.20	0.73	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05894-0001	3-05929-0054	3-06102-0006	3-06060-0032
Address	602 OVINGTON AVENUE	353 BAY RIDGE PARKWAY	9205 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	43	63	48
Year Built	1950	1961	1961	1935
Gross SqFt	54,432	27,048	42,920	46,488
Estimated Gross Income	\$845,329	\$420,187	\$679,674	\$719,143
Gross Income per SqFt	\$15.53	\$15.53	\$15.84	\$15.47
Estimated Expense	\$366,327	\$182,053	\$217,704	\$341,576
Expense SqFt	\$6.73	\$6.73	\$5.07	\$7.35
Net Operating Income	\$479,002	\$238,134	\$461,970	\$377,567
Full Market Value	\$3,246,000	\$1,614,000	\$3,148,000	\$2,556,000
Market Value per SqFt	\$59.63	\$59.67	\$73.35	\$54.98
Distance from Cooperative in miles		0.43	1.16	1.08

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05904-0002	3-05906-0001	3-05872-0007	3-05872-0071
Address	7259 SHORE ROAD	130 72 STREET	315 OVINGTON AVENUE	321 OVINGTON AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	132	156	102	118
Year Built	1955	1955	1962	1928
Gross SqFt	152,604	136,412	76,686	92,224
Estimated Gross Income	\$2,343,997	\$1,919,033	\$1,252,827	\$1,416,947
Gross Income per SqFt	\$15.36	\$14.07	\$16.34	\$15.36
Estimated Expense	\$967,509	\$1,003,482	\$561,994	\$584,485
Expense SqFt	\$6.34	\$7.36	\$7.33	\$6.34
Net Operating Income	\$1,376,488	\$915,551	\$690,833	\$832,462
Full Market Value	\$9,299,000	\$6,017,000	\$4,751,000	\$5,624,000
Market Value per SqFt	\$60.94	\$44.11	\$61.95	\$60.98
Distance from Cooperative in miles		0.28	0.59	0.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05906-0018	3-06467-0012	3-06489-0001	3-07050-0001
Address	190 72 STREET	8831 20 AVENUE	1483 SHORE PARKWAY	2930 WEST 30 STREET
Neighborhood	BAY RIDGE	BATH BEACH	BATH BEACH	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	455	462	462	371
Year Built	1932	1948	1949	1972
Gross SqFt	369,046	356,010	349,060	386,700
Estimated Gross Income	\$6,126,164	\$5,910,461	\$5,910,461	\$5,681,818
Gross Income per SqFt	\$16.60	\$16.60	\$16.93	\$14.69
Estimated Expense	\$3,184,867	\$3,073,440	\$2,718,812	\$2,514,722
Expense SqFt	\$8.63	\$8.63	\$7.79	\$6.50
Net Operating Income	\$2,941,297	\$2,837,021	\$3,191,649	\$3,167,096
Full Market Value	\$20,313,000	\$18,857,000	\$22,163,000	\$20,389,000
Market Value per SqFt	\$55.04	\$52.97	\$63.49	\$52.73
Distance from Cooperative in miles		2.83	2.90	4.52

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05909-0001	3-05872-0071	3-05983-0001	3-06060-0032
Address	7201 4 AVENUE	321 OVINGTON AVENUE	901 80 STREET	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	DYKER HEIGHTS	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	86	118	83	48
Year Built	1924	1928	1931	1935
Gross SqFt	84,000	92,224	73,000	46,488
Estimated Gross Income	\$1,290,240	\$1,416,947	\$1,079,054	\$719,143
Gross Income per SqFt	\$15.36	\$15.36	\$14.78	\$15.47
Estimated Expense	\$532,560	\$584,485	\$380,332	\$341,576
Expense SqFt	\$6.34	\$6.34	\$5.21	\$7.35
Net Operating Income	\$757,680	\$832,462	\$698,722	\$377,567
Full Market Value	\$5,699,000	\$5,624,000	\$4,665,000	\$2,556,000
Market Value per SqFt	\$67.85	\$60.98	\$63.90	\$54.98
Distance from Cooperative in miles		0.22	0.70	0.92

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05916-0062	3-05872-0007	3-05927-0043	3-05929-0054
Address	141 74 STREET	315 OVINGTON AVENUE	7420 RIDGE BOULEVARD	353 BAY RIDGE PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	102	84	43
Year Built	1957	1962	1930	1961
Gross SqFt	88,920	76,686	89,628	27,048
Estimated Gross Income	\$1,380,928	\$1,252,827	\$1,210,467	\$420,187
Gross Income per SqFt	\$15.53	\$16.34	\$13.51	\$15.53
Estimated Expense	\$598,432	\$561,994	\$568,919	\$182,053
Expense SqFt	\$6.73	\$7.33	\$6.35	\$6.73
Net Operating Income	\$782,496	\$690,833	\$641,548	\$238,134
Full Market Value	\$5,343,000	\$4,751,000	\$4,159,000	\$1,614,000
Market Value per SqFt	\$60.09	\$61.95	\$46.40	\$59.67
Distance from Cooperative in miles		0.35	0.05	0.30

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05959-0062	3-06060-0032	3-05938-0040	3-06129-0001
Address	243 78 STREET	8802 RIDGE BOULEVARD	7502 RIDGE BOULEVARD	9747 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	48	59	60
Year Built	1940	1935	1936	1935
Gross SqFt	61,800	46,488	50,400	71,346
Estimated Gross Income	\$956,046	\$719,143	\$764,464	\$1,147,613
Gross Income per SqFt	\$15.47	\$15.47	\$15.17	\$16.09
Estimated Expense	\$454,230	\$341,576	\$381,709	\$527,902
Expense SqFt	\$7.35	\$7.35	\$7.57	\$7.40
Net Operating Income	\$501,816	\$377,567	\$382,755	\$619,711
Full Market Value	\$3,705,000	\$2,556,000	\$2,577,000	\$4,244,000
Market Value per SqFt	\$59.95	\$54.98	\$51.13	\$59.48
Distance from Cooperative in miles		0.59	0.18	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05959-0073	3-06060-0032	3-05938-0040	
Address	223 78 STREET	8802 RIDGE BOULEVARD	7502 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	41	48	59	
Year Built	1900	1935	1936	
Gross SqFt	27,468	46,488	50,400	
Estimated Gross Income	\$420,810	\$719,143	\$764,464	
Gross Income per SqFt	\$15.32	\$15.47	\$15.17	
Estimated Expense	\$204,911	\$341,576	\$381,709	
Expense SqFt	\$7.46	\$7.35	\$7.57	
Net Operating Income	\$215,899	\$377,567	\$382,755	
Full Market Value	\$1,479,000	\$2,556,000	\$2,577,000	
Market Value per SqFt	\$53.84	\$54.98	\$51.13	
Distance from Cooperative in miles		0.59	0.18	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05970-0001	3-06060-0032	3-06035-0006	3-05961-0001
Address	7825 4 AVENUE	8802 RIDGE BOULEVARD	402 85 STREET	7721 4 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	59	48	67	41
Year Built	1924	1935	1927	1921
Gross SqFt	74,000	46,488	52,008	23,750
Estimated Gross Income	\$1,144,780	\$719,143	\$793,282	\$412,049
Gross Income per SqFt	\$15.47	\$15.47	\$15.25	\$17.35
Estimated Expense	\$543,900	\$341,576	\$483,902	\$185,594
Expense SqFt	\$7.35	\$7.35	\$9.30	\$7.81
Net Operating Income	\$600,880	\$377,567	\$309,380	\$226,455
Full Market Value	\$4,436,000	\$2,556,000	\$2,086,000	\$1,583,000
Market Value per SqFt	\$59.95	\$54.98	\$40.11	\$66.65
Distance from Cooperative in miles		0.67	0.36	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05970-0018	3-05988-0010	3-05988-0009	3-06009-0009
Address	430 78 STREET	8001 3 AVENUE	8007 3 AVENUE	8201 5 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	12	12	18
Year Built	1927	1931	1931	1922
Gross SqFt	21,120	10,560	9,600	10,000
Estimated Gross Income	\$348,269	\$152,767	\$158,284	\$190,154
Gross Income per SqFt	\$16.49	\$14.47	\$16.49	\$19.02
Estimated Expense	\$146,150	\$71,800	\$66,479	\$77,963
Expense SqFt	\$6.92	\$6.80	\$6.92	\$7.80
Net Operating Income	\$202,119	\$80,967	\$91,805	\$112,191
Full Market Value	\$1,393,000	\$537,000	\$633,000	\$802,000
Market Value per SqFt	\$65.96	\$50.85	\$65.94	\$80.20
Distance from Cooperative in miles		0.17	0.17	0.31

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05972-0001	3-06069-0004	3-06034-0060	3-05872-0071
Address	601 79 STREET	8831 FT HAMILTON PARKWAY	345 86 STREET	321 OVINGTON AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	115	122	130	118
Year Built	1940	1931	1929	1928
Gross SqFt	132,000	129,024	97,092	92,224
Estimated Gross Income	\$1,941,720	\$1,425,476	\$1,428,128	\$1,416,947
Gross Income per SqFt	\$14.71	\$11.05	\$14.71	\$15.36
Estimated Expense	\$1,124,640	\$648,080	\$827,198	\$584,485
Expense SqFt	\$8.52	\$5.02	\$8.52	\$6.34
Net Operating Income	\$817,080	\$777,396	\$600,930	\$832,462
Full Market Value	\$6,032,000	\$3,775,000	\$4,007,000	\$5,624,000
Market Value per SqFt	\$45.70	\$29.26	\$41.27	\$60.98
Distance from Cooperative in miles		0.51	0.48	0.71

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05980-0001	3-05928-0028	3-05979-0014	
Address	7925 4 AVENUE	252 74 STREET	314 79 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	131	66	60	
Year Built	1927	1931	1928	
Gross SqFt	137,190	81,600	50,000	
Estimated Gross Income	\$1,764,263	\$998,902	\$673,938	
Gross Income per SqFt	\$12.86	\$12.24	\$13.48	
Estimated Expense	\$701,041	\$509,440	\$316,751	
Expense SqFt	\$5.11	\$6.24	\$6.34	
Net Operating Income	\$1,063,222	\$489,462	\$357,187	
Full Market Value	\$6,776,000	\$3,063,000	\$2,314,000	
Market Value per SqFt	\$49.39	\$37.54	\$46.28	
Distance from Cooperative in miles		0.41	0.15	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05988-0045	3-06060-0032	3-06129-0001	3-06035-0006
Address	8024 4 AVENUE	8802 RIDGE BOULEVARD	9747 SHORE ROAD	402 85 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	48	48	60	67
Year Built	1934	1935	1935	1927
Gross SqFt	58,860	46,488	71,346	52,008
Estimated Gross Income	\$910,564	\$719,143	\$1,147,613	\$793,282
Gross Income per SqFt	\$15.47	\$15.47	\$16.09	\$15.25
Estimated Expense	\$432,621	\$341,576	\$527,902	\$483,902
Expense SqFt	\$7.35	\$7.35	\$7.40	\$9.30
Net Operating Income	\$477,943	\$377,567	\$619,711	\$309,380
Full Market Value	\$3,544,000	\$2,556,000	\$4,244,000	\$2,086,000
Market Value per SqFt	\$60.21	\$54.98	\$59.48	\$40.11
Distance from Cooperative in miles		0.51	0.96	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05991-0005	3-06009-0009	3-05988-0009	
Address	8015 6 AVENUE	8201 5 AVENUE	8007 3 AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	18	12	
Year Built	1924	1922	1931	
Gross SqFt	9,920	10,000	9,600	
Estimated Gross Income	\$176,179	\$190,154	\$158,284	
Gross Income per SqFt	\$17.76	\$19.02	\$16.49	
Estimated Expense	\$73,011	\$77,963	\$66,479	
Expense SqFt	\$7.36	\$7.80	\$6.92	
Net Operating Income	\$103,168	\$112,191	\$91,805	
Full Market Value	\$725,000	\$802,000	\$633,000	
Market Value per SqFt	\$73.08	\$80.20	\$65.94	
Distance from Cooperative in miles		0.13	0.42	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05998-0001	3-06111-0057	3-06083-0041	
Address	8105 4 AVENUE	9480 RIDGE BOULEVARD	9108 COLONIAL ROAD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	63	69	
Year Built	1954	1960	1949	
Gross SqFt	50,381	57,567	66,800	
Estimated Gross Income	\$919,453	\$1,063,356	\$1,204,726	
Gross Income per SqFt	\$18.25	\$18.47	\$18.03	
Estimated Expense	\$375,842	\$476,655	\$442,960	
Expense SqFt	\$7.46	\$8.28	\$6.63	
Net Operating Income	\$543,611	\$586,701	\$761,766	
Full Market Value	\$3,847,000	\$4,164,000	\$5,375,000	
Market Value per SqFt	\$76.36	\$72.33	\$80.46	
Distance from Cooperative in miles		0.81	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06000-0053	3-06060-0032	3-05961-0001	
Address	680 81 STREET	8802 RIDGE BOULEVARD	7721 4 AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	39	48	41	
Year Built	1931	1935	1921	
Gross SqFt	37,000	46,488	23,750	
Estimated Gross Income	\$607,170	\$719,143	\$412,049	
Gross Income per SqFt	\$16.41	\$15.47	\$17.35	
Estimated Expense	\$280,460	\$341,576	\$185,594	
Expense SqFt	\$7.58	\$7.35	\$7.81	
Net Operating Income	\$326,710	\$377,567	\$226,455	
Full Market Value	\$2,250,000	\$2,556,000	\$1,583,000	
Market Value per SqFt	\$60.81	\$54.98	\$66.65	
Distance from Cooperative in miles		0.82	0.49	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06016-0006	3-06060-0032	3-06102-0006	3-06083-0041
Address	8301 RIDGE BOULEVARD	8802 RIDGE BOULEVARD	9205 RIDGE BOULEVARD	9108 COLONIAL ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	48	63	69
Year Built	1963	1935	1961	1949
Gross SqFt	51,960	46,488	42,920	66,800
Estimated Gross Income	\$823,046	\$719,143	\$679,674	\$1,204,726
Gross Income per SqFt	\$15.84	\$15.47	\$15.84	\$18.03
Estimated Expense	\$263,437	\$341,576	\$217,704	\$442,960
Expense SqFt	\$5.07	\$7.35	\$5.07	\$6.63
Net Operating Income	\$559,609	\$377,567	\$461,970	\$761,766
Full Market Value	\$3,815,000	\$2,556,000	\$3,148,000	\$5,375,000
Market Value per SqFt	\$73.42	\$54.98	\$73.35	\$80.46
Distance from Cooperative in miles		0.30	0.46	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06027-0031	3-06138-0006	3-06083-0041	3-06124-0028
Address	580 84 STREET	10015 4 AVENUE	9108 COLONIAL ROAD	150 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	76	69	50
Year Built	1954	1985	1949	1958
Gross SqFt	59,000	80,065	66,800	40,500
Estimated Gross Income	\$1,223,660	\$1,660,163	\$1,204,726	\$842,295
Gross Income per SqFt	\$20.74	\$20.74	\$18.03	\$20.80
Estimated Expense	\$428,340	\$581,057	\$442,960	\$321,798
Expense SqFt	\$7.26	\$7.26	\$6.63	\$7.95
Net Operating Income	\$795,320	\$1,079,106	\$761,766	\$520,497
Full Market Value	\$5,788,000	\$7,851,000	\$5,375,000	\$3,789,000
Market Value per SqFt	\$98.10	\$98.06	\$80.46	\$93.56
Distance from Cooperative in miles		0.82	0.78	0.77

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06036-0030	3-06036-0037	3-06129-0001	
Address	8502 FT HAMILTON PARKWAY	8520 FT HAMILTON PARKWAY	9747 SHORE ROAD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	60	75	60	
Year Built	1934	1930	1935	
Gross SqFt	59,100	68,088	71,346	
Estimated Gross Income	\$1,014,747	\$1,242,001	\$1,147,613	
Gross Income per SqFt	\$17.17	\$18.24	\$16.09	
Estimated Expense	\$520,671	\$695,521	\$527,902	
Expense SqFt	\$8.81	\$10.22	\$7.40	
Net Operating Income	\$494,076	\$546,480	\$619,711	
Full Market Value	\$3,648,000	\$3,867,000	\$4,244,000	
Market Value per SqFt	\$61.73	\$56.79	\$59.48	
Distance from Cooperative in miles		0.00	0.77	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06052-0039	3-06102-0006	3-06110-0052	3-06130-0001
Address	8638 FT HAMILTON PARKWAY	9205 RIDGE BOULEVARD	9330 FT HAMILTON PARKWAY	303 99 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	63	48	58
Year Built	1959	1961	1955	1961
Gross SqFt	36,468	42,920	32,400	50,741
Estimated Gross Income	\$577,653	\$679,674	\$611,068	\$738,418
Gross Income per SqFt	\$15.84	\$15.84	\$18.86	\$14.55
Estimated Expense	\$184,893	\$217,704	\$267,189	\$347,056
Expense SqFt	\$5.07	\$5.07	\$8.25	\$6.84
Net Operating Income	\$392,760	\$461,970	\$343,879	\$391,362
Full Market Value	\$2,678,000	\$3,148,000	\$2,452,000	\$2,601,000
Market Value per SqFt	\$73.43	\$73.35	\$75.68	\$51.26
Distance from Cooperative in miles		0.46	0.30	0.60

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06058-0012	3-06060-0032	3-06102-0006	
Address	8901 SHORE ROAD	8802 RIDGE BOULEVARD	9205 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	52	48	63	
Year Built	1962	1935	1961	
Gross SqFt	62,738	46,488	42,920	
Estimated Gross Income	\$982,477	\$719,143	\$679,674	
Gross Income per SqFt	\$15.66	\$15.47	\$15.84	
Estimated Expense	\$389,603	\$341,576	\$217,704	
Expense SqFt	\$6.21	\$7.35	\$5.07	
Net Operating Income	\$592,874	\$377,567	\$461,970	
Full Market Value	\$3,814,000	\$2,556,000	\$3,148,000	
Market Value per SqFt	\$60.79	\$54.98	\$73.35	
Distance from Cooperative in miles		0.24	0.43	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06078-0031	3-06104-0004	3-06102-0006	3-06124-0012
Address	8901 NARROWS AVENUE	9303 SHORE ROAD	9205 RIDGE BOULEVARD	120 96 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	70	63	78
Year Built	1950	1957	1961	1960
Gross SqFt	61,026	81,200	42,920	72,000
Estimated Gross Income	\$966,652	\$1,293,398	\$679,674	\$1,123,888
Gross Income per SqFt	\$15.84	\$15.93	\$15.84	\$15.61
Estimated Expense	\$309,402	\$418,120	\$217,704	\$460,794
Expense SqFt	\$5.07	\$5.15	\$5.07	\$6.40
Net Operating Income	\$657,250	\$875,278	\$461,970	\$663,094
Full Market Value	\$4,481,000	\$4,584,000	\$3,148,000	\$3,590,000
Market Value per SqFt	\$73.43	\$56.45	\$73.35	\$49.86
Distance from Cooperative in miles		0.25	0.32	0.45

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06089-0044	3-06134-0038	3-06124-0012	3-06110-0052
Address	9040 FT HAMILTON PARKWAY	317 100 STREET	120 96 STREET	9330 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	83	78	48
Year Built	1955	1962	1960	1955
Gross SqFt	67,400	53,736	72,000	32,400
Estimated Gross Income	\$1,052,114	\$821,657	\$1,123,888	\$611,068
Gross Income per SqFt	\$15.61	\$15.29	\$15.61	\$18.86
Estimated Expense	\$431,360	\$353,552	\$460,794	\$267,189
Expense SqFt	\$6.40	\$6.58	\$6.40	\$8.25
Net Operating Income	\$620,754	\$468,105	\$663,094	\$343,879
Full Market Value	\$4,213,000	\$3,158,000	\$3,590,000	\$2,452,000
Market Value per SqFt	\$62.51	\$58.77	\$49.86	\$75.68
Distance from Cooperative in miles		0.47	0.51	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06090-0005	3-06123-0038	3-06107-0029	
Address	9031 FT HAMILTON PARKWAY	450 95 STREET	364 93 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	70	72	83	
Year Built	1927	1930	1928	
Gross SqFt	61,176	61,818	57,024	
Estimated Gross Income	\$1,018,580	\$1,004,744	\$972,322	
Gross Income per SqFt	\$16.65	\$16.25	\$17.05	
Estimated Expense	\$396,420	\$294,879	\$466,715	
Expense SqFt	\$6.48	\$4.77	\$8.18	
Net Operating Income	\$622,160	\$709,865	\$505,607	
Full Market Value	\$4,300,000	\$4,874,000	\$3,518,000	
Market Value per SqFt	\$70.29	\$78.84	\$61.69	
Distance from Cooperative in miles		0.29	0.29	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06099-0047	3-06099-0010	3-06060-0032	3-06083-0052
Address	2 MARINE AVENUE	9229 SHORE ROAD	8802 RIDGE BOULEVARD	55 92 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	30	48	42
Year Built	1928	1931	1935	1936
Gross SqFt	41,238	48,576	46,488	45,756
Estimated Gross Income	\$545,991	\$583,602	\$719,143	\$605,971
Gross Income per SqFt	\$13.24	\$12.01	\$15.47	\$13.24
Estimated Expense	\$184,746	\$297,637	\$341,576	\$205,143
Expense SqFt	\$4.48	\$6.13	\$7.35	\$4.48
Net Operating Income	\$361,245	\$285,965	\$377,567	\$400,828
Full Market Value	\$2,326,000	\$1,776,000	\$2,556,000	\$2,580,000
Market Value per SqFt	\$56.40	\$36.56	\$54.98	\$56.39
Distance from Cooperative in miles		0.00	0.25	0.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06099-0051	3-06034-0060	3-06102-0006	
Address	61 OLIVER STREET	345 86 STREET	9205 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	127	130	63	
Year Built	1954	1929	1961	
Gross SqFt	120,000	97,092	42,920	
Estimated Gross Income	\$1,833,600	\$1,428,128	\$679,674	
Gross Income per SqFt	\$15.28	\$14.71	\$15.84	
Estimated Expense	\$816,000	\$827,198	\$217,704	
Expense SqFt	\$6.80	\$8.52	\$5.07	
Net Operating Income	\$1,017,600	\$600,930	\$461,970	
Full Market Value	\$6,865,000	\$4,007,000	\$3,148,000	
Market Value per SqFt	\$57.21	\$41.27	\$73.35	
Distance from Cooperative in miles		0.56	0.26	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06100-0001	3-06100-0028	3-06138-0006	
Address	9281 SHORE ROAD	28 MARINE AVENUE	10015 4 AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	108	83	76	
Year Built	1940	1926	1985	
Gross SqFt	133,110	64,800	80,065	
Estimated Gross Income	\$2,608,956	\$1,196,075	\$1,660,163	
Gross Income per SqFt	\$19.60	\$18.46	\$20.74	
Estimated Expense	\$987,676	\$490,391	\$581,057	
Expense SqFt	\$7.42	\$7.57	\$7.26	
Net Operating Income	\$1,621,280	\$705,684	\$1,079,106	
Full Market Value	\$11,661,000	\$5,008,000	\$7,851,000	
Market Value per SqFt	\$87.60	\$77.28	\$98.06	
Distance from Cooperative in miles		0.00	0.58	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06100-0014	3-06083-0038	3-06124-0028	
Address	26 OLIVER STREET	9102 COLONIAL ROAD	150 MARINE AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	20	32	50	
Year Built	1979	1950	1958	
Gross SqFt	16,500	30,077	40,500	
Estimated Gross Income	\$327,525	\$568,387	\$842,295	
Gross Income per SqFt	\$19.85	\$18.90	\$20.80	
Estimated Expense	\$132,330	\$242,936	\$321,798	
Expense SqFt	\$8.02	\$8.08	\$7.95	
Net Operating Income	\$195,195	\$325,451	\$520,497	
Full Market Value	\$1,408,000	\$2,322,000	\$3,789,000	
Market Value per SqFt	\$85.33	\$77.20	\$93.56	
Distance from Cooperative in miles		0.13	0.25	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06103-0017	3-06089-0055	3-06009-0009	3-06103-0055
Address	338 92 STREET	9060 FT HAMILTON PARKWAY	8201 5 AVENUE	329 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	21	18	20
Year Built	1943	1927	1922	1929
Gross SqFt	12,350	15,436	10,000	16,200
Estimated Gross Income	\$202,911	\$231,588	\$190,154	\$266,211
Gross Income per SqFt	\$16.43	\$15.00	\$19.02	\$16.43
Estimated Expense	\$62,121	\$118,110	\$77,963	\$81,526
Expense SqFt	\$5.03	\$7.65	\$7.80	\$5.03
Net Operating Income	\$140,790	\$113,478	\$112,191	\$184,685
Full Market Value	\$970,000	\$761,000	\$802,000	\$1,272,000
Market Value per SqFt	\$78.54	\$49.30	\$80.20	\$78.52
Distance from Cooperative in miles		0.23	0.52	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06104-0001	3-06104-0004	3-06083-0041	3-06111-0057
Address	9323 SHORE ROAD	9303 SHORE ROAD	9108 COLONIAL ROAD	9480 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	70	69	63
Year Built	1961	1957	1949	1960
Gross SqFt	74,702	81,200	66,800	57,567
Estimated Gross Income	\$1,346,877	\$1,293,398	\$1,204,726	\$1,063,356
Gross Income per SqFt	\$18.03	\$15.93	\$18.03	\$18.47
Estimated Expense	\$495,274	\$418,120	\$442,960	\$476,655
Expense SqFt	\$6.63	\$5.15	\$6.63	\$8.28
Net Operating Income	\$851,603	\$875,278	\$761,766	\$586,701
Full Market Value	\$6,009,000	\$4,584,000	\$5,375,000	\$4,164,000
Market Value per SqFt	\$80.44	\$56.45	\$80.46	\$72.33
Distance from Cooperative in miles		0.00	0.18	0.05

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06104-0017	3-06099-0010	3-06060-0032	3-06115-0032
Address	20 93 STREET	9229 SHORE ROAD	8802 RIDGE BOULEVARD	100 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	36	30	48	39
Year Built	1935	1931	1935	1938
Gross SqFt	40,320	48,576	46,488	46,440
Estimated Gross Income	\$584,640	\$583,602	\$719,143	\$673,198
Gross Income per SqFt	\$14.50	\$12.01	\$15.47	\$14.50
Estimated Expense	\$274,579	\$297,637	\$341,576	\$316,403
Expense SqFt	\$6.81	\$6.13	\$7.35	\$6.81
Net Operating Income	\$310,061	\$285,965	\$377,567	\$356,795
Full Market Value	\$2,058,000	\$1,776,000	\$2,556,000	\$2,347,000
Market Value per SqFt	\$51.04	\$36.56	\$54.98	\$50.54
Distance from Cooperative in miles		0.11	0.31	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06111-0001	3-06138-0006	3-06111-0057	
Address	9411 SHORE ROAD	10015 4 AVENUE	9480 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	99	76	63	
Year Built	1960	1985	1960	
Gross SqFt	100,380	80,065	57,567	
Estimated Gross Income	\$1,968,452	\$1,660,163	\$1,063,356	
Gross Income per SqFt	\$19.61	\$20.74	\$18.47	
Estimated Expense	\$779,953	\$581,057	\$476,655	
Expense SqFt	\$7.77	\$7.26	\$8.28	
Net Operating Income	\$1,188,499	\$1,079,106	\$586,701	
Full Market Value	\$8,550,000	\$7,851,000	\$4,164,000	
Market Value per SqFt	\$85.18	\$98.06	\$72.33	
Distance from Cooperative in miles		0.48	0.00	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06111-0014	3-06099-0010	3-06060-0032	3-06115-0032
Address	16 94 STREET	9229 SHORE ROAD	8802 RIDGE BOULEVARD	100 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	36	30	48	39
Year Built	1934	1931	1935	1938
Gross SqFt	33,600	48,576	46,488	46,440
Estimated Gross Income	\$487,200	\$583,602	\$719,143	\$673,198
Gross Income per SqFt	\$14.50	\$12.01	\$15.47	\$14.50
Estimated Expense	\$228,816	\$297,637	\$341,576	\$316,403
Expense SqFt	\$6.81	\$6.13	\$7.35	\$6.81
Net Operating Income	\$258,384	\$285,965	\$377,567	\$356,795
Full Market Value	\$1,715,000	\$1,776,000	\$2,556,000	\$2,347,000
Market Value per SqFt	\$51.04	\$36.56	\$54.98	\$50.54
Distance from Cooperative in miles		0.16	0.34	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06111-0040	3-06102-0006	3-06130-0001	3-06060-0032
Address	9430 RIDGE BOULEVARD	9205 RIDGE BOULEVARD	303 99 STREET	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	63	58	48
Year Built	1953	1961	1961	1935
Gross SqFt	45,000	42,920	50,741	46,488
Estimated Gross Income	\$696,150	\$679,674	\$738,418	\$719,143
Gross Income per SqFt	\$15.47	\$15.84	\$14.55	\$15.47
Estimated Expense	\$330,750	\$217,704	\$347,056	\$341,576
Expense SqFt	\$7.35	\$5.07	\$6.84	\$7.35
Net Operating Income	\$365,400	\$461,970	\$391,362	\$377,567
Full Market Value	\$2,473,000	\$3,148,000	\$2,601,000	\$2,556,000
Market Value per SqFt	\$54.96	\$73.35	\$51.26	\$54.98
Distance from Cooperative in miles		0.21	0.34	0.34

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06115-0006	3-06138-0006	3-06111-0057	3-06104-0004
Address	9425 SHORE ROAD	10015 4 AVENUE	9480 RIDGE BOULEVARD	9303 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	76	63	70
Year Built	1953	1985	1960	1957
Gross SqFt	70,458	80,065	57,567	81,200
Estimated Gross Income	\$1,301,359	\$1,660,163	\$1,063,356	\$1,293,398
Gross Income per SqFt	\$18.47	\$20.74	\$18.47	\$15.93
Estimated Expense	\$583,392	\$581,057	\$476,655	\$418,120
Expense SqFt	\$8.28	\$7.26	\$8.28	\$5.15
Net Operating Income	\$717,967	\$1,079,106	\$586,701	\$875,278
Full Market Value	\$5,093,000	\$7,851,000	\$4,164,000	\$4,584,000
Market Value per SqFt	\$72.28	\$98.06	\$72.33	\$56.45
Distance from Cooperative in miles		0.43	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06115-0042	3-06129-0001	3-06123-0038	3-06138-0006
Address	145 95 STREET	9747 SHORE ROAD	450 95 STREET	10015 4 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	60	72	76
Year Built	1931	1935	1930	1985
Gross SqFt	88,212	71,346	61,818	80,065
Estimated Gross Income	\$1,433,445	\$1,147,613	\$1,004,744	\$1,660,163
Gross Income per SqFt	\$16.25	\$16.09	\$16.25	\$20.74
Estimated Expense	\$420,771	\$527,902	\$294,879	\$581,057
Expense SqFt	\$4.77	\$7.40	\$4.77	\$7.26
Net Operating Income	\$1,012,674	\$619,711	\$709,865	\$1,079,106
Full Market Value	\$6,954,000	\$4,244,000	\$4,874,000	\$7,851,000
Market Value per SqFt	\$78.83	\$59.48	\$78.84	\$98.06
Distance from Cooperative in miles		0.16	0.39	0.43

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06120-0023	3-06060-0032	3-06129-0001	3-06129-0059
Address	150 95 STREET	8802 RIDGE BOULEVARD	9747 SHORE ROAD	210 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	48	60	36
Year Built	1932	1935	1935	1935
Gross SqFt	37,800	46,488	71,346	40,320
Estimated Gross Income	\$584,766	\$719,143	\$1,147,613	\$470,424
Gross Income per SqFt	\$15.47	\$15.47	\$16.09	\$11.67
Estimated Expense	\$277,830	\$341,576	\$527,902	\$183,815
Expense SqFt	\$7.35	\$7.35	\$7.40	\$4.56
Net Operating Income	\$306,936	\$377,567	\$619,711	\$286,609
Full Market Value	\$2,078,000	\$2,556,000	\$4,244,000	\$1,493,000
Market Value per SqFt	\$54.97	\$54.98	\$59.48	\$37.03
Distance from Cooperative in miles		0.42	0.12	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06121-0003	3-06124-0012	3-06104-0004	3-06134-0038
Address	149 MARINE AVENUE	120 96 STREET	9303 SHORE ROAD	317 100 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	107	78	70	83
Year Built	1962	1960	1957	1962
Gross SqFt	88,530	72,000	81,200	53,736
Estimated Gross Income	\$1,381,953	\$1,123,888	\$1,293,398	\$821,657
Gross Income per SqFt	\$15.61	\$15.61	\$15.93	\$15.29
Estimated Expense	\$566,592	\$460,794	\$418,120	\$353,552
Expense SqFt	\$6.40	\$6.40	\$5.15	\$6.58
Net Operating Income	\$815,361	\$663,094	\$875,278	\$468,105
Full Market Value	\$5,534,000	\$3,590,000	\$4,584,000	\$3,158,000
Market Value per SqFt	\$62.51	\$49.86	\$56.45	\$58.77
Distance from Cooperative in miles		0.10	0.23	0.20

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06122-0001	3-06124-0012	3-06134-0038	3-06104-0004
Address	302 96 STREET	120 96 STREET	317 100 STREET	9303 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	78	83	70
Year Built	1951	1960	1962	1957
Gross SqFt	120,846	72,000	53,736	81,200
Estimated Gross Income	\$1,886,406	\$1,123,888	\$821,657	\$1,293,398
Gross Income per SqFt	\$15.61	\$15.61	\$15.29	\$15.93
Estimated Expense	\$999,396	\$460,794	\$353,552	\$418,120
Expense SqFt	\$8.27	\$6.40	\$6.58	\$5.15
Net Operating Income	\$887,010	\$663,094	\$468,105	\$875,278
Full Market Value	\$6,021,000	\$3,590,000	\$3,158,000	\$4,584,000
Market Value per SqFt	\$49.82	\$49.86	\$58.77	\$56.45
Distance from Cooperative in miles		0.20	0.16	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06122-0038	3-06138-0006	3-06124-0012	3-06134-0038
Address	9602 4 AVENUE	10015 4 AVENUE	120 96 STREET	317 100 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	76	78	83
Year Built	1962	1985	1960	1962
Gross SqFt	75,624	80,065	72,000	53,736
Estimated Gross Income	\$1,180,491	\$1,660,163	\$1,123,888	\$821,657
Gross Income per SqFt	\$15.61	\$20.74	\$15.61	\$15.29
Estimated Expense	\$483,994	\$581,057	\$460,794	\$353,552
Expense SqFt	\$6.40	\$7.26	\$6.40	\$6.58
Net Operating Income	\$696,497	\$1,079,106	\$663,094	\$468,105
Full Market Value	\$4,727,000	\$7,851,000	\$3,590,000	\$3,158,000
Market Value per SqFt	\$62.51	\$98.06	\$49.86	\$58.77
Distance from Cooperative in miles		0.25	0.20	0.16

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06123-0049	3-06137-0045	3-06114-0001	3-06103-0031
Address	9524 FT HAMILTON PARKWAY	343 101 STREET	9415 3 AVENUE	380 92 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	73	76	60
Year Built	1928	1931	1928	1928
Gross SqFt	47,842	51,000	52,020	61,800
Estimated Gross Income	\$677,443	\$741,035	\$655,736	\$874,992
Gross Income per SqFt	\$14.16	\$14.53	\$12.61	\$14.16
Estimated Expense	\$318,149	\$350,224	\$334,425	\$411,246
Expense SqFt	\$6.65	\$6.87	\$6.43	\$6.65
Net Operating Income	\$359,294	\$390,811	\$321,311	\$463,746
Full Market Value	\$2,367,000	\$2,596,000	\$2,032,000	\$3,054,000
Market Value per SqFt	\$49.48	\$50.90	\$39.06	\$49.42
Distance from Cooperative in miles		0.25	0.17	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06124-0001	3-06129-0001	3-06060-0032	3-06129-0059
Address	9615 SHORE ROAD	9747 SHORE ROAD	8802 RIDGE BOULEVARD	210 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	60	48	36
Year Built	1931	1935	1935	1935
Gross SqFt	44,400	71,346	46,488	40,320
Estimated Gross Income	\$686,868	\$1,147,613	\$719,143	\$470,424
Gross Income per SqFt	\$15.47	\$16.09	\$15.47	\$11.67
Estimated Expense	\$326,340	\$527,902	\$341,576	\$183,815
Expense SqFt	\$7.35	\$7.40	\$7.35	\$4.56
Net Operating Income	\$360,528	\$619,711	\$377,567	\$286,609
Full Market Value	\$2,440,000	\$4,244,000	\$2,556,000	\$1,493,000
Market Value per SqFt	\$54.95	\$59.48	\$54.98	\$37.03
Distance from Cooperative in miles		0.07	0.47	0.07

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06125-0001	3-06129-0001	3-06060-0032	
Address	185 MARINE AVENUE	9747 SHORE ROAD	8802 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	58	60	48	
Year Built	1927	1935	1935	
Gross SqFt	52,140	71,346	46,488	
Estimated Gross Income	\$822,769	\$1,147,613	\$719,143	
Gross Income per SqFt	\$15.78	\$16.09	\$15.47	
Estimated Expense	\$384,793	\$527,902	\$341,576	
Expense SqFt	\$7.38	\$7.40	\$7.35	
Net Operating Income	\$437,976	\$619,711	\$377,567	
Full Market Value	\$2,983,000	\$4,244,000	\$2,556,000	
Market Value per SqFt	\$57.21	\$59.48	\$54.98	
Distance from Cooperative in miles		0.12	0.49	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06126-0041	3-06126-0036	3-06120-0029	
Address	351 MARINE AVENUE	368 97 STREET	128 MARINE AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	107	53	80	
Year Built	1931	1937	1926	
Gross SqFt	112,829	42,168	84,000	
Estimated Gross Income	\$1,510,780	\$476,579	\$1,299,988	
Gross Income per SqFt	\$13.39	\$11.30	\$15.48	
Estimated Expense	\$723,234	\$233,524	\$610,994	
Expense SqFt	\$6.41	\$5.54	\$7.27	
Net Operating Income	\$787,546	\$243,055	\$688,994	
Full Market Value	\$5,091,000	\$1,413,000	\$4,665,000	
Market Value per SqFt	\$45.12	\$33.51	\$55.54	
Distance from Cooperative in miles		0.00	0.23	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06126-0052	3-06103-0039	3-06131-0024	3-06114-0049
Address	325 MARINE AVENUE	9224 4 AVENUE	402 MARINE AVENUE	367 95 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	48	26	44	39
Year Built	1926	1927	1926	1926
Gross SqFt	45,540	17,520	40,800	32,044
Estimated Gross Income	\$617,522	\$239,825	\$513,675	\$434,600
Gross Income per SqFt	\$13.56	\$13.69	\$12.59	\$13.56
Estimated Expense	\$290,090	\$89,674	\$273,953	\$204,262
Expense SqFt	\$6.37	\$5.12	\$6.71	\$6.37
Net Operating Income	\$327,432	\$150,151	\$239,722	\$230,338
Full Market Value	\$2,125,000	\$361,000	\$1,516,000	\$1,495,000
Market Value per SqFt	\$46.66	\$20.61	\$37.16	\$46.65
Distance from Cooperative in miles		0.27	0.13	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06127-0011	3-06134-0038	3-05906-0001	3-06124-0012
Address	9707 4 AVENUE	317 100 STREET	130 72 STREET	120 96 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	145	83	156	78
Year Built	1957	1962	1955	1960
Gross SqFt	133,764	53,736	136,412	72,000
Estimated Gross Income	\$2,045,252	\$821,657	\$1,919,033	\$1,123,888
Gross Income per SqFt	\$15.29	\$15.29	\$14.07	\$15.61
Estimated Expense	\$880,167	\$353,552	\$1,003,482	\$460,794
Expense SqFt	\$6.58	\$6.58	\$7.36	\$6.40
Net Operating Income	\$1,165,085	\$468,105	\$915,551	\$663,094
Full Market Value	\$7,861,000	\$3,158,000	\$6,017,000	\$3,590,000
Market Value per SqFt	\$58.77	\$58.77	\$44.11	\$49.86
Distance from Cooperative in miles		0.15	1.39	0.31

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06129-0004	3-06138-0006	3-06111-0057	
Address	9801 SHORE ROAD	10015 4 AVENUE	9480 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	99	76	63	
Year Built	1957	1985	1960	
Gross SqFt	103,200	80,065	57,567	
Estimated Gross Income	\$2,023,752	\$1,660,163	\$1,063,356	
Gross Income per SqFt	\$19.61	\$20.74	\$18.47	
Estimated Expense	\$801,864	\$581,057	\$476,655	
Expense SqFt	\$7.77	\$7.26	\$8.28	
Net Operating Income	\$1,221,888	\$1,079,106	\$586,701	
Full Market Value	\$8,790,000	\$7,851,000	\$4,164,000	
Market Value per SqFt	\$85.17	\$98.06	\$72.33	
Distance from Cooperative in miles		0.29	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06129-0012	3-06100-0028	3-06107-0029	
Address	9701 SHORE ROAD	28 MARINE AVENUE	364 93 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	91	83	83	
Year Built	1935	1926	1928	
Gross SqFt	114,764	64,800	57,024	
Estimated Gross Income	\$2,038,209	\$1,196,075	\$972,322	
Gross Income per SqFt	\$17.76	\$18.46	\$17.05	
Estimated Expense	\$904,340	\$490,391	\$466,715	
Expense SqFt	\$7.88	\$7.57	\$8.18	
Net Operating Income	\$1,133,869	\$705,684	\$505,607	
Full Market Value	\$7,969,000	\$5,008,000	\$3,518,000	
Market Value per SqFt	\$69.44	\$77.28	\$61.69	
Distance from Cooperative in miles		0.31	0.33	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06133-0025	3-06138-0006	3-06110-0052	
Address	9902 3 AVENUE	10015 4 AVENUE	9330 FT HAMILTON PARKWAY	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	144	76	48	
Year Built	1954	1985	1955	
Gross SqFt	121,464	80,065	32,400	
Estimated Gross Income	\$2,404,987	\$1,660,163	\$611,068	
Gross Income per SqFt	\$19.80	\$20.74	\$18.86	
Estimated Expense	\$942,561	\$581,057	\$267,189	
Expense SqFt	\$7.76	\$7.26	\$8.25	
Net Operating Income	\$1,462,426	\$1,079,106	\$343,879	
Full Market Value	\$10,540,000	\$7,851,000	\$2,452,000	
Market Value per SqFt	\$86.77	\$98.06	\$75.68	
Distance from Cooperative in miles		0.19	0.44	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06137-0001	3-06115-0151	3-06103-0039	3-06131-0024
Address	10116 4 AVENUE	125 95 STREET	9224 4 AVENUE	402 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	70	14	26	44
Year Built	1983	2002	1927	1926
Gross SqFt	47,628	16,500	17,520	40,800
Estimated Gross Income	\$652,027	\$249,931	\$239,825	\$513,675
Gross Income per SqFt	\$13.69	\$15.15	\$13.69	\$12.59
Estimated Expense	\$243,855	\$122,466	\$89,674	\$273,953
Expense SqFt	\$5.12	\$7.42	\$5.12	\$6.71
Net Operating Income	\$408,172	\$127,465	\$150,151	\$239,722
Full Market Value	\$2,658,000	\$857,000	\$361,000	\$1,516,000
Market Value per SqFt	\$55.81	\$51.94	\$20.61	\$37.16
Distance from Cooperative in miles		0.36	0.47	0.17

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06137-0100	3-06115-0151	3-06103-0039	3-06131-0024
Address	9967 SHORE ROAD	125 95 STREET	9224 4 AVENUE	402 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	60	14	26	44
Year Built	1983	2002	1927	1926
Gross SqFt	40,824	16,500	17,520	40,800
Estimated Gross Income	\$558,881	\$249,931	\$239,825	\$513,675
Gross Income per SqFt	\$13.69	\$15.15	\$13.69	\$12.59
Estimated Expense	\$209,019	\$122,466	\$89,674	\$273,953
Expense SqFt	\$5.12	\$7.42	\$5.12	\$6.71
Net Operating Income	\$349,862	\$127,465	\$150,151	\$239,722
Full Market Value	\$2,278,000	\$857,000	\$361,000	\$1,516,000
Market Value per SqFt	\$55.80	\$51.94	\$20.61	\$37.16
Distance from Cooperative in miles		0.36	0.47	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06137-0135	3-06134-0007	3-06120-0039	
Address	10104 4 AVENUE	9901 3 AVENUE	149 96 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	16	27	20	
Year Built	1926	1929	1931	
Gross SqFt	14,400	19,600	17,400	
Estimated Gross Income	\$261,360	\$336,736	\$332,685	
Gross Income per SqFt	\$18.15	\$17.18	\$19.12	
Estimated Expense	\$92,592	\$111,883	\$124,201	
Expense SqFt	\$6.43	\$5.71	\$7.14	
Net Operating Income	\$168,768	\$224,853	\$208,484	
Full Market Value	\$1,193,000	\$1,568,000	\$761,000	
Market Value per SqFt	\$82.85	\$80.00	\$43.74	
Distance from Cooperative in miles		0.10	0.31	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06137-0200	3-06130-0006	3-06103-0039	3-06131-0024
Address	302 101 STREET	302 MARINE AVENUE	9224 4 AVENUE	402 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	80	43	26	44
Year Built	1983	1926	1927	1926
Gross SqFt	54,432	35,884	17,520	40,800
Estimated Gross Income	\$685,299	\$417,696	\$239,825	\$513,675
Gross Income per SqFt	\$12.59	\$11.64	\$13.69	\$12.59
Estimated Expense	\$365,239	\$229,733	\$89,674	\$273,953
Expense SqFt	\$6.71	\$6.40	\$5.12	\$6.71
Net Operating Income	\$320,060	\$187,963	\$150,151	\$239,722
Full Market Value	\$2,024,000	\$1,153,000	\$361,000	\$1,516,000
Market Value per SqFt	\$37.18	\$32.13	\$20.61	\$37.16
Distance from Cooperative in miles		0.14	0.47	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06138-9001	3-06138-0006	3-06110-0052	3-06124-0028
Address	10031 4 AVENUE	10015 4 AVENUE	9330 FT HAMILTON PARKWAY	150 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	76	48	50
Year Built	1985	1985	1955	1958
Gross SqFt	21,725	80,065	32,400	40,500
Estimated Gross Income	\$450,577	\$1,660,163	\$611,068	\$842,295
Gross Income per SqFt	\$20.74	\$20.74	\$18.86	\$20.80
Estimated Expense	\$157,724	\$581,057	\$267,189	\$321,798
Expense SqFt	\$7.26	\$7.26	\$8.25	\$7.95
Net Operating Income	\$292,853	\$1,079,106	\$343,879	\$520,497
Full Market Value	\$2,131,000	\$7,851,000	\$2,452,000	\$3,789,000
Market Value per SqFt	\$98.09	\$98.06	\$75.68	\$93.56
Distance from Cooperative in miles		0.00	0.39	0.33

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06141-0074	3-06009-0009	3-05962-0054	
Address	293 DAHLGREN PLACE	8201 5 AVENUE	573 78 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP	
Total Units	17	18	11	
Year Built	1926	1922	1931	
Gross SqFt	11,640	10,000	2,940	
Estimated Gross Income	\$222,557	\$190,154	\$81,100	
Gross Income per SqFt	\$19.12	\$19.02	\$27.59	
Estimated Expense	\$100,220	\$77,963	\$30,818	
Expense SqFt	\$8.61	\$7.80	\$10.48	
Net Operating Income	\$122,337	\$112,191	\$50,282	
Full Market Value	\$875,000	\$802,000	\$380,000	
Market Value per SqFt	\$75.17	\$80.20	\$129.25	
Distance from Cooperative in miles		0.50	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06175-0036	3-05578-0001	3-05638-0019	3-06662-0033
Address	7000 BAY PARKWAY	6801 19 AVENUE	926 49 STREET	1750 OCEAN PARKWAY
Neighborhood	BENSONHURST	BENSONHURST	BOROUGH PARK	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	102	95	98	73
Year Built	1959	1931	1960	1959
Gross SqFt	108,000	89,772	88,190	83,519
Estimated Gross Income	\$1,313,280	\$1,092,336	\$1,072,054	\$963,429
Gross Income per SqFt	\$12.16	\$12.17	\$12.16	\$11.54
Estimated Expense	\$597,240	\$449,370	\$487,999	\$491,349
Expense SqFt	\$5.53	\$5.01	\$5.53	\$5.88
Net Operating Income	\$716,040	\$642,966	\$584,055	\$472,080
Full Market Value	\$4,468,000	\$4,015,000	\$3,645,000	\$2,868,000
Market Value per SqFt	\$41.37	\$44.72	\$41.33	\$34.34
Distance from Cooperative in miles		0.31	2.08	1.01

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06252-0042	3-06253-0096	3-06277-0006	3-06621-0006
Address	7714 BAY PARKWAY	7701 BAY PARKWAY	7901 BAY PARKWAY	1602 WEST 10 STREET
Neighborhood	BENSONHURST	BENSONHURST	BENSONHURST	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	47	42	47
Year Built	1937	1941	1931	1931
Gross SqFt	48,000	53,898	42,000	45,600
Estimated Gross Income	\$559,680	\$628,651	\$446,265	\$589,430
Gross Income per SqFt	\$11.66	\$11.66	\$10.63	\$12.93
Estimated Expense	\$182,880	\$205,199	\$205,282	\$282,926
Expense SqFt	\$3.81	\$3.81	\$4.89	\$6.20
Net Operating Income	\$376,800	\$423,452	\$240,983	\$306,504
Full Market Value	\$2,313,000	\$2,600,000	\$1,141,000	\$1,863,000
Market Value per SqFt	\$48.19	\$48.24	\$27.17	\$40.86
Distance from Cooperative in miles		0.11	0.18	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06296-0046	3-06316-0059	3-06253-0096	3-06380-0006
Address	1855 82 STREET	1935 83 STREET	7701 BAY PARKWAY	69 BAY 29 STREET
Neighborhood	BENSONHURST	BENSONHURST	BENSONHURST	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	48	47	59
Year Built	1930	1938	1941	1927
Gross SqFt	50,400	50,400	53,898	54,000
Estimated Gross Income	\$553,896	\$553,952	\$628,651	\$540,000
Gross Income per SqFt	\$10.99	\$10.99	\$11.66	\$10.00
Estimated Expense	\$189,504	\$189,505	\$205,199	\$160,797
Expense SqFt	\$3.76	\$3.76	\$3.81	\$2.98
Net Operating Income	\$364,392	\$364,447	\$423,452	\$379,203
Full Market Value	\$2,184,000	\$1,699,000	\$2,600,000	\$2,181,000
Market Value per SqFt	\$43.33	\$33.71	\$48.24	\$40.39
Distance from Cooperative in miles		0.15	0.59	0.57

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06299-0032	3-06328-0001	3-06414-0062	3-06219-0029
Address	8100 BAY PARKWAY	1901 84 STREET	8750 BAY PARKWAY	7402 BAY PARKWAY
Neighborhood	BENSONHURST	BENSONHURST	BATH BEACH	BENSONHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	84	79	76	65
Year Built	1939	1928	1927	1928
Gross SqFt	84,000	79,500	80,300	75,000
Estimated Gross Income	\$881,160	\$834,350	\$752,149	\$1,007,565
Gross Income per SqFt	\$10.49	\$10.49	\$9.37	\$13.43
Estimated Expense	\$308,280	\$292,023	\$391,117	\$425,756
Expense SqFt	\$3.67	\$3.67	\$4.87	\$5.68
Net Operating Income	\$572,880	\$542,327	\$361,032	\$581,809
Full Market Value	\$3,366,000	\$3,186,000	\$1,839,000	\$3,764,000
Market Value per SqFt	\$40.07	\$40.08	\$22.90	\$50.19
Distance from Cooperative in miles		0.31	0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06299-0043	3-06315-0039	3-06253-0001	3-06370-0023
Address	2155 82 STREET	1869 83 STREET	7705 BAY PARKWAY	65 BAY 19 STREET
Neighborhood	BENSONHURST	BENSONHURST	BENSONHURST	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	83	62	80
Year Built	1962	1956	1953	1962
Gross SqFt	78,684	82,356	65,220	66,400
Estimated Gross Income	\$1,037,055	\$1,061,403	\$871,320	\$875,203
Gross Income per SqFt	\$13.18	\$12.89	\$13.36	\$13.18
Estimated Expense	\$518,528	\$456,403	\$434,921	\$437,602
Expense SqFt	\$6.59	\$5.54	\$6.67	\$6.59
Net Operating Income	\$518,527	\$605,000	\$436,399	\$437,601
Full Market Value	\$3,333,000	\$3,857,000	\$2,818,000	\$2,813,000
Market Value per SqFt	\$42.36	\$46.83	\$43.21	\$42.36
Distance from Cooperative in miles		0.44	0.24	0.55

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06316-0006	3-06328-0001	3-06319-0001	3-06316-0059
Address	8201 19 AVENUE	1901 84 STREET	8223 BAY PARKWAY	1935 83 STREET
Neighborhood	BENSONHURST	BENSONHURST	BENSONHURST	BENSONHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	79	41	48
Year Built	1927	1928	1937	1938
Gross SqFt	54,000	79,500	48,000	50,400
Estimated Gross Income	\$566,460	\$834,350	\$415,123	\$553,952
Gross Income per SqFt	\$10.49	\$10.49	\$8.65	\$10.99
Estimated Expense	\$198,180	\$292,023	\$240,784	\$189,505
Expense SqFt	\$3.67	\$3.67	\$5.02	\$3.76
Net Operating Income	\$368,280	\$542,327	\$174,339	\$364,447
Full Market Value	\$1,936,000	\$3,186,000	\$1,009,000	\$1,699,000
Market Value per SqFt	\$35.85	\$40.08	\$21.02	\$33.71
Distance from Cooperative in miles		0.05	0.45	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06316-0043	3-06332-0051	3-06375-0015	3-06316-0022
Address	1975 83 STREET	1857 85 STREET	8645 20 AVENUE	1938 82 STREET
Neighborhood	BENSONHURST	BENSONHURST	BATH BEACH	BENSONHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	51	28	27	43
Year Built	1926	1928	1922	1928
Gross SqFt	42,000	20,700	24,320	33,600
Estimated Gross Income	\$511,560	\$268,915	\$296,236	\$313,719
Gross Income per SqFt	\$12.18	\$12.99	\$12.18	\$9.34
Estimated Expense	\$252,420	\$135,008	\$146,119	\$159,997
Expense SqFt	\$6.01	\$6.52	\$6.01	\$4.76
Net Operating Income	\$259,140	\$133,907	\$150,117	\$153,722
Full Market Value	\$1,618,000	\$856,000	\$907,000	\$750,000
Market Value per SqFt	\$38.52	\$41.35	\$37.29	\$22.32
Distance from Cooperative in miles		0.17	0.27	0.00

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06330-0038	3-06854-0038	3-06375-0015	3-06288-0037
Address	8320 BAY PARKWAY	2471 84 STREET	8645 20 AVENUE	8020 BAY PARKWAY
Neighborhood	BENSONHURST	BENSONHURST	BATH BEACH	BENSONHURST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	53	41	27	54
Year Built	1923	1927	1922	1922
Gross SqFt	48,000	36,520	24,320	48,000
Estimated Gross Income	\$584,640	\$440,346	\$296,236	\$598,173
Gross Income per SqFt	\$12.18	\$12.06	\$12.18	\$12.46
Estimated Expense	\$288,480	\$195,228	\$146,119	\$275,160
Expense SqFt	\$6.01	\$5.35	\$6.01	\$5.73
Net Operating Income	\$296,160	\$245,118	\$150,117	\$323,013
Full Market Value	\$1,849,000	\$1,525,000	\$907,000	\$2,034,000
Market Value per SqFt	\$38.52	\$41.76	\$37.29	\$42.38
Distance from Cooperative in miles		0.44	0.28	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06379-0050	3-06928-0050	3-06331-0018	
Address	30 BAY 29 STREET	268 BAY 38 STREET	2250 83 STREET	
Neighborhood	BATH BEACH	GRAVESEND	BENSONHURST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	100	140	83	
Year Built	1960	1963	1941	
Gross SqFt	120,440	149,175	90,500	
Estimated Gross Income	\$1,382,651	\$1,857,306	\$950,125	
Gross Income per SqFt	\$11.48	\$12.45	\$10.50	
Estimated Expense	\$614,244	\$778,585	\$450,894	
Expense SqFt	\$5.10	\$5.22	\$4.98	
Net Operating Income	\$768,407	\$1,078,721	\$499,231	
Full Market Value	\$4,688,000	\$5,082,000	\$2,755,000	
Market Value per SqFt	\$38.92	\$34.07	\$30.44	
Distance from Cooperative in miles		0.61	0.25	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06379-0065	3-06345-0038	3-06377-0022	3-06336-0006
Address	54 BAY 29 STREET	8502 20 AVENUE	37 BAY 26 STREET	8405 BAY PARKWAY
Neighborhood	BATH BEACH	BENSONHURST	BATH BEACH	BENSONHURST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	32	19	32	33
Year Built	1926	1926	1924	1926
Gross SqFt	34,000	15,900	27,000	32,808
Estimated Gross Income	\$471,920	\$233,348	\$369,506	\$455,413
Gross Income per SqFt	\$13.88	\$14.68	\$13.69	\$13.88
Estimated Expense	\$183,600	\$63,849	\$165,259	\$177,153
Expense SqFt	\$5.40	\$4.02	\$6.12	\$5.40
Net Operating Income	\$288,320	\$169,499	\$204,247	\$278,260
Full Market Value	\$1,887,000	\$1,129,000	\$1,331,000	\$1,497,000
Market Value per SqFt	\$55.50	\$71.01	\$49.30	\$45.63
Distance from Cooperative in miles		0.31	0.10	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06415-0016	3-06331-0006	3-06335-0001	3-06411-0048
Address	8735 BAY PARKWAY	8301 BAY PARKWAY	2101 85 STREET	8714 21 AVENUE
Neighborhood	GRAVESEND	BENSONHURST	BENSONHURST	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	94	72	65
Year Built	1930	1928	1927	1926
Gross SqFt	89,070	93,000	62,400	57,876
Estimated Gross Income	\$1,157,910	\$1,293,571	\$811,320	\$687,370
Gross Income per SqFt	\$13.00	\$13.91	\$13.00	\$11.88
Estimated Expense	\$671,588	\$616,410	\$470,566	\$350,559
Expense SqFt	\$7.54	\$6.63	\$7.54	\$6.06
Net Operating Income	\$486,322	\$677,161	\$340,754	\$336,811
Full Market Value	\$3,111,000	\$4,433,000	\$2,180,000	\$1,900,000
Market Value per SqFt	\$34.93	\$47.67	\$34.94	\$32.83
Distance from Cooperative in miles		0.36	0.32	0.20

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06415-0022	3-06382-0006	3-06383-0006	3-06862-0014
Address	8721 BAY PARKWAY	2225 BENSON AVENUE	2255 BENSON AVENUE	55 BAY 34 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	69	69	50
Year Built	1954	1960	1960	1964
Gross SqFt	65,292	52,542	54,210	38,320
Estimated Gross Income	\$957,834	\$761,644	\$795,306	\$572,105
Gross Income per SqFt	\$14.67	\$14.50	\$14.67	\$14.93
Estimated Expense	\$450,515	\$325,305	\$373,794	\$250,137
Expense SqFt	\$6.90	\$6.19	\$6.90	\$6.53
Net Operating Income	\$507,319	\$436,339	\$421,512	\$321,968
Full Market Value	\$3,380,000	\$2,896,000	\$2,627,000	\$1,331,000
Market Value per SqFt	\$51.77	\$55.12	\$48.46	\$34.73
Distance from Cooperative in miles		0.16	0.18	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06417-0039	3-06383-0006	3-06382-0006	3-06862-0014
Address	2250 BENSON AVENUE	2255 BENSON AVENUE	2225 BENSON AVENUE	55 BAY 34 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	69	69	50
Year Built	1956	1960	1960	1964
Gross SqFt	78,330	54,210	52,542	38,320
Estimated Gross Income	\$1,149,101	\$795,306	\$761,644	\$572,105
Gross Income per SqFt	\$14.67	\$14.67	\$14.50	\$14.93
Estimated Expense	\$540,477	\$373,794	\$325,305	\$250,137
Expense SqFt	\$6.90	\$6.90	\$6.19	\$6.53
Net Operating Income	\$608,624	\$421,512	\$436,339	\$321,968
Full Market Value	\$4,055,000	\$2,627,000	\$2,896,000	\$1,331,000
Market Value per SqFt	\$51.77	\$48.46	\$55.12	\$34.73
Distance from Cooperative in miles		0.15	0.16	0.18

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06439-0049	3-06315-0034		
Address	200 BAY 22 STREET	8210 19 AVENUE		
Neighborhood	BATH BEACH	BENSONHURST		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	16	53		
Year Built	1916	1939		
Gross SqFt	13,941	46,200		
Estimated Gross Income	\$183,185	\$607,134		
Gross Income per SqFt	\$13.14	\$13.14		
Estimated Expense	\$89,780	\$297,496		
Expense SqFt	\$6.44	\$6.44		
Net Operating Income	\$93,405	\$309,638		
Full Market Value	\$600,000	\$1,988,000		
Market Value per SqFt	\$43.04	\$43.03		
Distance from Cooperative in miles		0.52		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06439-0052	3-06334-0041	3-06326-0086	3-06345-0038
Address	208 BAY 22 STREET	8416 21 AVENUE	1757 85 STREET	8502 20 AVENUE
Neighborhood	BATH BEACH	BENSONHURST	BENSONHURST	BENSONHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	16	16	19
Year Built	1916	1915	1926	1926
Gross SqFt	13,940	17,600	11,556	15,900
Estimated Gross Income	\$161,425	\$149,837	\$133,850	\$233,348
Gross Income per SqFt	\$11.58	\$8.51	\$11.58	\$14.68
Estimated Expense	\$54,505	\$86,905	\$45,229	\$63,849
Expense SqFt	\$3.91	\$4.94	\$3.91	\$4.02
Net Operating Income	\$106,920	\$62,932	\$88,621	\$169,499
Full Market Value	\$655,000	\$231,000	\$543,000	\$1,129,000
Market Value per SqFt	\$46.99	\$13.13	\$46.99	\$71.01
Distance from Cooperative in miles		0.46	0.48	0.37

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06447-0001	3-06328-0001	3-06414-0062	3-06415-0006
Address	8814 BAY PARKWAY	1901 84 STREET	8750 BAY PARKWAY	8747 BAY PARKWAY
Neighborhood	BATH BEACH	BENSONHURST	BATH BEACH	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	71	79	76	71
Year Built	1928	1928	1927	1928
Gross SqFt	74,998	79,500	80,300	73,400
Estimated Gross Income	\$786,729	\$834,350	\$752,149	\$828,312
Gross Income per SqFt	\$10.49	\$10.49	\$9.37	\$11.28
Estimated Expense	\$275,243	\$292,023	\$391,117	\$413,324
Expense SqFt	\$3.67	\$3.67	\$4.87	\$5.63
Net Operating Income	\$511,486	\$542,327	\$361,032	\$414,988
Full Market Value	\$3,006,000	\$3,186,000	\$1,839,000	\$2,514,000
Market Value per SqFt	\$40.08	\$40.08	\$22.90	\$34.25
Distance from Cooperative in miles		0.59	0.13	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06462-0040	3-06463-0012	3-06461-0036	3-06375-0015
Address	8847 BAY 16 STREET	225 BAY 17 STREET	1662 CROPSEY AVENUE	8645 20 AVENUE
Neighborhood	BATH BEACH	BATH BEACH	BATH BEACH	BATH BEACH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	192	84	48	27
Year Built	1949	1951	1926	1922
Gross SqFt	159,454	78,063	42,720	24,320
Estimated Gross Income	\$1,865,612	\$813,668	\$500,002	\$296,236
Gross Income per SqFt	\$11.70	\$10.42	\$11.70	\$12.18
Estimated Expense	\$988,615	\$423,107	\$265,001	\$146,119
Expense SqFt	\$6.20	\$5.42	\$6.20	\$6.01
Net Operating Income	\$876,997	\$390,561	\$235,001	\$150,117
Full Market Value	\$3,916,000	\$2,105,000	\$1,444,000	\$907,000
Market Value per SqFt	\$24.56	\$26.97	\$33.80	\$37.29
Distance from Cooperative in miles		0.05	0.11	0.57

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06494-0051	3-05412-0014	3-06498-0001	3-06503-0051
Address	763 OCEAN PARKWAY	602 OCEAN PARKWAY	1002 FOSTER AVENUE	505 ELMWOOD AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	124	78	83	65
Year Built	1937	1930	1924	1938
Gross SqFt	138,600	78,718	91,200	71,500
Estimated Gross Income	\$1,649,340	\$960,991	\$1,084,910	\$841,557
Gross Income per SqFt	\$11.90	\$12.21	\$11.90	\$11.77
Estimated Expense	\$889,812	\$350,698	\$585,851	\$378,701
Expense SqFt	\$6.42	\$4.46	\$6.42	\$5.30
Net Operating Income	\$759,528	\$610,293	\$499,059	\$462,856
Full Market Value	\$4,702,000	\$3,795,000	\$3,049,000	\$2,517,000
Market Value per SqFt	\$33.92	\$48.21	\$33.43	\$35.20
Distance from Cooperative in miles		0.27	0.21	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06495-0001	3-05428-0031	3-06518-0059	3-05155-0017
Address	855 EAST 7 STREET	250 PARKVILLE AVENUE	996 OCEAN PARKWAY	400 ARGYLE ROAD
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	131	63	121	138
Year Built	1963	1963	1964	1959
Gross SqFt	123,271	57,660	154,378	176,680
Estimated Gross Income	\$1,560,611	\$730,203	\$2,008,745	\$2,231,171
Gross Income per SqFt	\$12.66	\$12.66	\$13.01	\$12.63
Estimated Expense	\$624,984	\$292,569	\$847,821	\$1,088,881
Expense SqFt	\$5.07	\$5.07	\$5.49	\$6.16
Net Operating Income	\$935,627	\$437,634	\$1,160,924	\$1,142,290
Full Market Value	\$5,929,000	\$2,772,000	\$7,430,000	\$6,328,000
Market Value per SqFt	\$48.10	\$48.07	\$48.13	\$35.82
Distance from Cooperative in miles		0.08	0.37	0.65

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06497-0044	3-05412-0014	3-06498-0001	3-06503-0051
Address	901 AVENUE H	602 OCEAN PARKWAY	1002 FOSTER AVENUE	505 ELMWOOD AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	84	78	83	65
Year Built	1938	1930	1924	1938
Gross SqFt	93,600	78,718	91,200	71,500
Estimated Gross Income	\$1,113,840	\$960,991	\$1,084,910	\$841,557
Gross Income per SqFt	\$11.90	\$12.21	\$11.90	\$11.77
Estimated Expense	\$600,912	\$350,698	\$585,851	\$378,701
Expense SqFt	\$6.42	\$4.46	\$6.42	\$5.30
Net Operating Income	\$512,928	\$610,293	\$499,059	\$462,856
Full Market Value	\$3,175,000	\$3,795,000	\$3,049,000	\$2,517,000
Market Value per SqFt	\$33.92	\$48.21	\$33.43	\$35.20
Distance from Cooperative in miles		0.33	0.05	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06498-0068	3-05428-0031	3-06494-0037	3-05174-0008
Address	759 EAST 10 STREET	250 PARKVILLE AVENUE	785 OCEAN PARKWAY	470 STRATFORD ROAD
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	63	60	61
Year Built	1958	1963	1951	1959
Gross SqFt	67,142	57,660	62,485	71,811
Estimated Gross Income	\$850,018	\$730,203	\$829,342	\$777,383
Gross Income per SqFt	\$12.66	\$12.66	\$13.27	\$10.83
Estimated Expense	\$340,410	\$292,569	\$406,378	\$239,734
Expense SqFt	\$5.07	\$5.07	\$6.50	\$3.34
Net Operating Income	\$509,608	\$437,634	\$422,964	\$537,649
Full Market Value	\$3,229,000	\$2,772,000	\$2,725,000	\$2,057,000
Market Value per SqFt	\$48.09	\$48.07	\$43.61	\$28.64
Distance from Cooperative in miles		0.15	0.21	0.39

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06503-0008	3-05428-0031	3-06706-0020	3-06494-0037
Address	770 OCEAN PARKWAY	250 PARKVILLE AVENUE	950 EAST 14 STREET	785 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	MIDWOOD	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	63	88	60
Year Built	1963	1963	1963	1951
Gross SqFt	93,096	57,660	93,078	62,485
Estimated Gross Income	\$1,178,595	\$730,203	\$1,071,469	\$829,342
Gross Income per SqFt	\$12.66	\$12.66	\$11.51	\$13.27
Estimated Expense	\$471,997	\$292,569	\$344,345	\$406,378
Expense SqFt	\$5.07	\$5.07	\$3.70	\$6.50
Net Operating Income	\$706,598	\$437,634	\$727,124	\$422,964
Full Market Value	\$4,478,000	\$2,772,000	\$3,993,000	\$2,725,000
Market Value per SqFt	\$48.10	\$48.07	\$42.90	\$43.61
Distance from Cooperative in miles		0.23	0.51	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06507-0001	3-05428-0031	3-06494-0037	3-06707-0076
Address	414 ELMWOOD AVENUE	250 PARKVILLE AVENUE	785 OCEAN PARKWAY	925 EAST 14 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	63	60	69
Year Built	1958	1963	1951	1962
Gross SqFt	72,240	57,660	62,485	64,782
Estimated Gross Income	\$958,625	\$730,203	\$829,342	\$930,960
Gross Income per SqFt	\$13.27	\$12.66	\$13.27	\$14.37
Estimated Expense	\$469,560	\$292,569	\$406,378	\$347,220
Expense SqFt	\$6.50	\$5.07	\$6.50	\$5.36
Net Operating Income	\$489,065	\$437,634	\$422,964	\$583,740
Full Market Value	\$3,151,000	\$2,772,000	\$2,725,000	\$3,863,000
Market Value per SqFt	\$43.62	\$48.07	\$43.61	\$59.63
Distance from Cooperative in miles		0.34	0.23	0.57

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06508-0022	3-06704-0032	3-05380-0001	3-05423-0049
Address	515 AVENUE I	960 EAST 12 STREET	4217 16 AVENUE	716 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	MIDWOOD	BOROUGH PARK	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	47	48	47
Year Built	1936	1936	1931	1931
Gross SqFt	55,800	50,400	47,820	54,500
Estimated Gross Income	\$686,898	\$857,588	\$588,535	\$542,343
Gross Income per SqFt	\$12.31	\$17.02	\$12.31	\$9.95
Estimated Expense	\$280,116	\$254,087	\$240,227	\$260,282
Expense SqFt	\$5.02	\$5.04	\$5.02	\$4.78
Net Operating Income	\$406,782	\$603,501	\$348,308	\$282,061
Full Market Value	\$2,551,000	\$1,014,000	\$1,875,000	\$1,619,000
Market Value per SqFt	\$45.72	\$20.12	\$39.21	\$29.71
Distance from Cooperative in miles		0.37	0.66	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06509-0013	3-06518-0059	3-05428-0031	3-06706-0020
Address	825 OCEAN PARKWAY	996 OCEAN PARKWAY	250 PARKVILLE AVENUE	950 EAST 14 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	MIDWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	121	121	63	88
Year Built	1956	1964	1963	1963
Gross SqFt	108,378	154,378	57,660	93,078
Estimated Gross Income	\$1,372,065	\$2,008,745	\$730,203	\$1,071,469
Gross Income per SqFt	\$12.66	\$13.01	\$12.66	\$11.51
Estimated Expense	\$549,476	\$847,821	\$292,569	\$344,345
Expense SqFt	\$5.07	\$5.49	\$5.07	\$3.70
Net Operating Income	\$822,589	\$1,160,924	\$437,634	\$727,124
Full Market Value	\$5,213,000	\$7,430,000	\$2,772,000	\$3,993,000
Market Value per SqFt	\$48.10	\$48.13	\$48.07	\$42.90
Distance from Cooperative in miles		0.22	0.24	0.40

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06510-0001	3-06518-0059	3-05155-0017	3-06739-0019
Address	840 EAST 8 STREET	996 OCEAN PARKWAY	400 ARGYLE ROAD	1255 EAST 19 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	MIDWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	168	121	138	144
Year Built	1953	1964	1959	1959
Gross SqFt	180,000	154,378	176,680	158,590
Estimated Gross Income	\$2,341,800	\$2,008,745	\$2,231,171	\$2,221,981
Gross Income per SqFt	\$13.01	\$13.01	\$12.63	\$14.01
Estimated Expense	\$988,200	\$847,821	\$1,088,881	\$1,133,094
Expense SqFt	\$5.49	\$5.49	\$6.16	\$7.14
Net Operating Income	\$1,353,600	\$1,160,924	\$1,142,290	\$1,088,887
Full Market Value	\$8,660,000	\$7,430,000	\$6,328,000	\$6,897,000
Market Value per SqFt	\$48.11	\$48.13	\$35.82	\$43.49
Distance from Cooperative in miles		0.24	0.79	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06511-0012	3-05428-0031	3-06706-0020	3-06494-0037
Address	814 EAST 9 STREET	250 PARKVILLE AVENUE	950 EAST 14 STREET	785 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	MIDWOOD	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	63	88	60
Year Built	1951	1963	1963	1951
Gross SqFt	75,000	57,660	93,078	62,485
Estimated Gross Income	\$949,500	\$730,203	\$1,071,469	\$829,342
Gross Income per SqFt	\$12.66	\$12.66	\$11.51	\$13.27
Estimated Expense	\$380,250	\$292,569	\$344,345	\$406,378
Expense SqFt	\$5.07	\$5.07	\$3.70	\$6.50
Net Operating Income	\$569,250	\$437,634	\$727,124	\$422,964
Full Market Value	\$3,483,000	\$2,772,000	\$3,993,000	\$2,725,000
Market Value per SqFt	\$46.44	\$48.07	\$42.90	\$43.61
Distance from Cooperative in miles		0.23	0.30	0.17

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06518-0005	3-05174-0008	3-05471-0008	3-05240-0011
Address	902 OCEAN PARKWAY	470 STRATFORD ROAD	5201 15 AVENUE	1176 OCEAN AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	61	56	43
Year Built	1949	1959	1952	1968
Gross SqFt	64,200	71,811	64,350	45,434
Estimated Gross Income	\$678,594	\$777,383	\$680,039	\$475,306
Gross Income per SqFt	\$10.57	\$10.83	\$10.57	\$10.46
Estimated Expense	\$277,986	\$239,734	\$278,345	\$247,959
Expense SqFt	\$4.33	\$3.34	\$4.33	\$5.46
Net Operating Income	\$400,608	\$537,649	\$401,694	\$227,347
Full Market Value	\$2,046,000	\$2,057,000	\$1,801,000	\$1,334,000
Market Value per SqFt	\$31.87	\$28.64	\$27.99	\$29.36
Distance from Cooperative in miles		0.77	0.94	0.92

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06527-0051	3-05428-0031	3-06542-0001	3-05424-0080
Address	1075 OCEAN PARKWAY	250 PARKVILLE AVENUE	1201 OCEAN PARKWAY	229 PARKVILLE AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	42	63	56	41
Year Built	1953	1963	1953	2004
Gross SqFt	52,800	57,660	60,780	43,018
Estimated Gross Income	\$713,328	\$730,203	\$821,217	\$684,491
Gross Income per SqFt	\$13.51	\$12.66	\$13.51	\$15.91
Estimated Expense	\$363,792	\$292,569	\$418,821	\$272,124
Expense SqFt	\$6.89	\$5.07	\$6.89	\$6.33
Net Operating Income	\$349,536	\$437,634	\$402,396	\$412,367
Full Market Value	\$1,968,000	\$2,772,000	\$2,609,000	\$2,814,000
Market Value per SqFt	\$37.27	\$48.07	\$42.93	\$65.41
Distance from Cooperative in miles		0.56	0.33	0.61

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06532-0076	3-06706-0020	3-05425-0001	3-05392-0071
Address	1119 OCEAN PARKWAY	950 EAST 14 STREET	340 WEBSTER AVENUE	499 EAST 8 STREET
Neighborhood	OCEAN PARKWAY-NORTH	MIDWOOD	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	88	80	83
Year Built	1951	1963	1956	1963
Gross SqFt	95,600	93,078	87,411	88,528
Estimated Gross Income	\$1,019,096	\$1,071,469	\$931,465	\$918,047
Gross Income per SqFt	\$10.66	\$11.51	\$10.66	\$10.37
Estimated Expense	\$506,680	\$344,345	\$463,569	\$408,570
Expense SqFt	\$5.30	\$3.70	\$5.30	\$4.62
Net Operating Income	\$512,416	\$727,124	\$467,896	\$509,477
Full Market Value	\$2,856,000	\$3,993,000	\$2,768,000	\$2,384,000
Market Value per SqFt	\$29.87	\$42.90	\$31.67	\$26.93
Distance from Cooperative in miles		0.49	0.90	1.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06540-0027	3-06542-0001	3-05428-0031	3-06737-0064
Address	1350 EAST 5 STREET	1201 OCEAN PARKWAY	250 PARKVILLE AVENUE	1705 ELM AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	56	63	81
Year Built	1956	1953	1963	1963
Gross SqFt	87,860	60,780	57,660	84,984
Estimated Gross Income	\$1,186,989	\$821,217	\$730,203	\$1,314,128
Gross Income per SqFt	\$13.51	\$13.51	\$12.66	\$15.46
Estimated Expense	\$605,355	\$418,821	\$292,569	\$670,205
Expense SqFt	\$6.89	\$6.89	\$5.07	\$7.89
Net Operating Income	\$581,634	\$402,396	\$437,634	\$643,923
Full Market Value	\$3,771,000	\$2,609,000	\$2,772,000	\$4,358,000
Market Value per SqFt	\$42.92	\$42.93	\$48.07	\$51.28
Distance from Cooperative in miles		0.14	0.92	0.71

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06541-0027	3-06748-0026	3-06518-0059	3-06542-0001
Address	1250 OCEAN PARKWAY	1818 OCEAN AVENUE	996 OCEAN PARKWAY	1201 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	MIDWOOD	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	106	120	121	56
Year Built	1956	1949	1964	1953
Gross SqFt	102,924	101,600	154,378	60,780
Estimated Gross Income	\$1,373,006	\$1,354,915	\$2,008,745	\$821,217
Gross Income per SqFt	\$13.34	\$13.34	\$13.01	\$13.51
Estimated Expense	\$661,801	\$652,847	\$847,821	\$418,821
Expense SqFt	\$6.43	\$6.43	\$5.49	\$6.89
Net Operating Income	\$711,205	\$702,068	\$1,160,924	\$402,396
Full Market Value	\$4,591,000	\$4,532,000	\$7,430,000	\$2,609,000
Market Value per SqFt	\$44.61	\$44.61	\$48.13	\$42.93
Distance from Cooperative in miles		0.77	0.47	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06568-0027	3-06542-0001	3-05428-0031	3-06760-0035
Address	1350 OCEAN PARKWAY	1201 OCEAN PARKWAY	250 PARKVILLE AVENUE	1570 EAST 14 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	56	63	65
Year Built	1949	1953	1963	1941
Gross SqFt	80,850	60,780	57,660	75,600
Estimated Gross Income	\$1,092,284	\$821,217	\$730,203	\$1,233,940
Gross Income per SqFt	\$13.51	\$13.51	\$12.66	\$16.32
Estimated Expense	\$557,057	\$418,821	\$292,569	\$318,973
Expense SqFt	\$6.89	\$6.89	\$5.07	\$4.22
Net Operating Income	\$535,227	\$402,396	\$437,634	\$914,967
Full Market Value	\$3,470,000	\$2,609,000	\$2,772,000	\$1,500,000
Market Value per SqFt	\$42.92	\$42.93	\$48.07	\$19.84
Distance from Cooperative in miles		0.19	1.07	0.58

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06568-0033	3-06739-0019	3-06518-0059	3-07308-0032
Address	1360 OCEAN PARKWAY	1255 EAST 19 STREET	996 OCEAN PARKWAY	3280 NOSTRAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	MIDWOOD	OCEAN PARKWAY-NORTH	MADISON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	176	144	121	181
Year Built	1964	1959	1964	1961
Gross SqFt	174,082	158,590	154,378	186,257
Estimated Gross Income	\$2,438,889	\$2,221,981	\$2,008,745	\$3,021,222
Gross Income per SqFt	\$14.01	\$14.01	\$13.01	\$16.22
Estimated Expense	\$1,242,945	\$1,133,094	\$847,821	\$1,306,960
Expense SqFt	\$7.14	\$7.14	\$5.49	\$7.02
Net Operating Income	\$1,195,944	\$1,088,887	\$1,160,924	\$1,714,262
Full Market Value	\$7,851,000	\$6,897,000	\$7,430,000	\$11,765,000
Market Value per SqFt	\$45.10	\$43.49	\$48.13	\$63.17
Distance from Cooperative in miles		0.78	0.63	1.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06587-0051	3-06610-0055	3-06587-0017	3-06558-0001
Address	1500 OCEAN PARKWAY	1679 EAST 3 STREET	1420 OCEAN PARKWAY	6309 23 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	BOROUGH PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	66	60	64
Year Built	1940	1941	1941	1931
Gross SqFt	72,000	62,400	64,200	62,400
Estimated Gross Income	\$888,480	\$779,543	\$792,275	\$766,783
Gross Income per SqFt	\$12.34	\$12.49	\$12.34	\$12.29
Estimated Expense	\$452,880	\$374,181	\$404,060	\$391,059
Expense SqFt	\$6.29	\$6.00	\$6.29	\$6.27
Net Operating Income	\$435,600	\$405,362	\$388,215	\$375,724
Full Market Value	\$2,734,000	\$2,238,000	\$2,436,000	\$2,065,000
Market Value per SqFt	\$37.97	\$35.87	\$37.94	\$33.09
Distance from Cooperative in miles		0.20	0.00	0.42

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06604-0049	3-06600-0045	3-06603-0050	3-06606-0021
Address	303 AVENUE P	209 AVENUE P	273 AVENUE P	357 AVENUE P
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	71	48	53
Year Built	1931	1931	1935	1928
Gross SqFt	49,800	67,800	49,800	42,000
Estimated Gross Income	\$620,010	\$719,925	\$619,834	\$525,187
Gross Income per SqFt	\$12.45	\$10.62	\$12.45	\$12.50
Estimated Expense	\$297,306	\$410,357	\$297,520	\$267,845
Expense SqFt	\$5.97	\$6.05	\$5.97	\$6.38
Net Operating Income	\$322,704	\$309,568	\$322,314	\$257,342
Full Market Value	\$2,033,000	\$1,829,000	\$1,476,000	\$1,549,000
Market Value per SqFt	\$40.82	\$26.98	\$29.64	\$36.88
Distance from Cooperative in miles		0.20	0.05	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06612-0052	3-06681-0126	3-06637-0016	3-06681-0389
Address	1608 OCEAN PARKWAY	1862 EAST 2 STREET	1622 OCEAN PARKWAY	501 AVENUE R
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	19	58	30
Year Built	1957	2007	1951	1935
Gross SqFt	35,160	51,995	45,350	25,800
Estimated Gross Income	\$486,966	\$729,758	\$627,892	\$322,797
Gross Income per SqFt	\$13.85	\$14.04	\$13.85	\$12.51
Estimated Expense	\$238,385	\$357,581	\$307,667	\$158,171
Expense SqFt	\$6.78	\$6.88	\$6.78	\$6.13
Net Operating Income	\$248,581	\$372,177	\$320,225	\$164,626
Full Market Value	\$1,625,000	\$2,445,000	\$2,094,000	\$1,039,000
Market Value per SqFt	\$46.22	\$47.02	\$46.17	\$40.27
Distance from Cooperative in miles		0.49	0.16	0.38

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06614-0017	3-06796-0075	3-06761-0075	3-06662-0033
Address	1530 EAST 8 STREET	1735 EAST 13 STREET	1547 EAST 14 STREET	1750 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	MADISON	MIDWOOD	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	94	79	73
Year Built	1963	1962	1964	1959
Gross SqFt	98,417	90,000	78,000	83,519
Estimated Gross Income	\$1,223,323	\$1,118,598	\$1,176,783	\$963,429
Gross Income per SqFt	\$12.43	\$12.43	\$15.09	\$11.54
Estimated Expense	\$575,739	\$526,575	\$519,854	\$491,349
Expense SqFt	\$5.85	\$5.85	\$6.66	\$5.88
Net Operating Income	\$647,584	\$592,023	\$656,929	\$472,080
Full Market Value	\$4,076,000	\$3,544,000	\$4,416,000	\$2,868,000
Market Value per SqFt	\$41.42	\$39.38	\$56.62	\$34.34
Distance from Cooperative in miles		0.44	0.36	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06619-0001	3-06600-0045	3-06328-0001	3-06622-0001
Address	80 AVENUE P	209 AVENUE P	1901 84 STREET	130 AVENUE P
Neighborhood	GRAVESEND	GRAVESEND	BENSONHURST	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	71	79	87
Year Built	1936	1931	1928	1932
Gross SqFt	90,000	67,800	79,500	108,000
Estimated Gross Income	\$944,100	\$719,925	\$834,350	\$983,574
Gross Income per SqFt	\$10.49	\$10.62	\$10.49	\$9.11
Estimated Expense	\$330,300	\$410,357	\$292,023	\$472,116
Expense SqFt	\$3.67	\$6.05	\$3.67	\$4.37
Net Operating Income	\$613,800	\$309,568	\$542,327	\$511,458
Full Market Value	\$3,607,000	\$1,829,000	\$3,186,000	\$2,047,000
Market Value per SqFt	\$40.08	\$26.98	\$40.08	\$18.95
Distance from Cooperative in miles		0.33	0.64	0.15

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06620-0001	3-06621-0001	3-06595-0014	
Address	100 AVENUE P	106 AVENUE P	1514 WEST 11 STREET	
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	65	47	53	
Year Built	1938	1936	1931	
Gross SqFt	87,324	45,600	50,400	
Estimated Gross Income	\$1,075,832	\$579,436	\$601,379	
Gross Income per SqFt	\$12.32	\$12.71	\$11.93	
Estimated Expense	\$511,719	\$278,129	\$282,648	
Expense SqFt	\$5.86	\$6.10	\$5.61	
Net Operating Income	\$564,113	\$301,307	\$318,731	
Full Market Value	\$3,539,000	\$1,911,000	\$1,747,000	
Market Value per SqFt	\$40.53	\$41.91	\$34.66	
Distance from Cooperative in miles		0.05	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06681-0307	3-07112-0001	3-06801-0056	
Address	1890 EAST 5 STREET	2001 EAST 9 STREET	1775 EAST 18 STREET	
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	95	60	96	
Year Built	1940	1939	1941	
Gross SqFt	104,000	71,400	109,312	
Estimated Gross Income	\$1,208,480	\$833,220	\$1,264,788	
Gross Income per SqFt	\$11.62	\$11.67	\$11.57	
Estimated Expense	\$592,800	\$337,097	\$729,848	
Expense SqFt	\$5.70	\$4.72	\$6.68	
Net Operating Income	\$615,680	\$496,123	\$534,940	
Full Market Value	\$3,775,000	\$2,069,000	\$3,274,000	
Market Value per SqFt	\$36.30	\$28.98	\$29.95	
Distance from Cooperative in miles		0.44	0.77	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06681-0399	3-06638-0001	3-06612-0042	3-06681-0440
Address	1800 OCEAN PARKWAY	1601 OCEAN PARKWAY	1600 OCEAN PARKWAY	1850 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	59	59	70
Year Built	1931	1929	1940	1938
Gross SqFt	76,000	61,200	79,524	91,350
Estimated Gross Income	\$868,680	\$706,780	\$909,206	\$999,833
Gross Income per SqFt	\$11.43	\$11.55	\$11.43	\$10.95
Estimated Expense	\$408,120	\$332,187	\$427,327	\$529,911
Expense SqFt	\$5.37	\$5.43	\$5.37	\$5.80
Net Operating Income	\$460,560	\$374,593	\$481,879	\$469,922
Full Market Value	\$2,805,000	\$1,996,000	\$2,936,000	\$2,650,000
Market Value per SqFt	\$36.91	\$32.61	\$36.92	\$29.01
Distance from Cooperative in miles		0.23	0.38	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06681-0415	3-06801-0056	3-07620-0014	3-06681-0440
Address	1802 OCEAN PARKWAY	1775 EAST 18 STREET	1641 OCEAN AVENUE	1850 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	MADISON	MIDWOOD	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	113	96	113	70
Year Built	1926	1941	1926	1938
Gross SqFt	138,600	109,312	115,920	91,350
Estimated Gross Income	\$1,566,180	\$1,264,788	\$1,310,361	\$999,833
Gross Income per SqFt	\$11.30	\$11.57	\$11.30	\$10.95
Estimated Expense	\$717,948	\$729,848	\$600,984	\$529,911
Expense SqFt	\$5.18	\$6.68	\$5.18	\$5.80
Net Operating Income	\$848,232	\$534,940	\$709,377	\$469,922
Full Market Value	\$5,143,000	\$3,274,000	\$4,301,000	\$2,650,000
Market Value per SqFt	\$37.11	\$29.95	\$37.10	\$29.01
Distance from Cooperative in miles		0.72	1.44	0.00

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06682-0013	3-06662-0033	3-06819-0001	3-06796-0075
Address	1811 OCEAN PARKWAY	1750 OCEAN PARKWAY	1310 AVENUE R	1735 EAST 13 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-NORTH	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	73	80	94
Year Built	1953	1959	1962	1962
Gross SqFt	119,000	83,519	88,356	90,000
Estimated Gross Income	\$1,373,260	\$963,429	\$1,011,964	\$1,118,598
Gross Income per SqFt	\$11.54	\$11.54	\$11.45	\$12.43
Estimated Expense	\$699,720	\$491,349	\$415,342	\$526,575
Expense SqFt	\$5.88	\$5.88	\$4.70	\$5.85
Net Operating Income	\$673,540	\$472,080	\$596,622	\$592,023
Full Market Value	\$4,118,000	\$2,868,000	\$3,208,000	\$3,544,000
Market Value per SqFt	\$34.61	\$34.34	\$36.31	\$39.38
Distance from Cooperative in miles		0.20	0.36	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06694-0072	3-05240-0017	3-07584-0019	3-06712-0066
Address	1280 OCEAN AVENUE	1170 OCEAN AVENUE	1439 OCEAN AVENUE	1412 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	57	72	54
Year Built	1935	1931	1922	1936
Gross SqFt	75,000	68,000	88,740	66,150
Estimated Gross Income	\$759,750	\$842,643	\$874,760	\$670,232
Gross Income per SqFt	\$10.13	\$12.39	\$9.86	\$10.13
Estimated Expense	\$405,750	\$409,448	\$375,820	\$358,049
Expense SqFt	\$5.41	\$6.02	\$4.24	\$5.41
Net Operating Income	\$354,000	\$433,195	\$498,940	\$312,183
Full Market Value	\$2,049,000	\$2,723,000	\$2,306,000	\$1,633,000
Market Value per SqFt	\$27.32	\$40.04	\$25.99	\$24.69
Distance from Cooperative in miles		0.20	0.34	0.33

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06703-0067	3-07584-0019	3-05219-0029	
Address	1348 OCEAN AVENUE	1439 OCEAN AVENUE	1060 OCEAN AVENUE	
Neighborhood	MIDWOOD	MIDWOOD	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	83	72	71	
Year Built	1927	1922	1931	
Gross SqFt	75,852	88,740	75,221	
Estimated Gross Income	\$807,065	\$874,760	\$859,001	
Gross Income per SqFt	\$10.64	\$9.86	\$11.42	
Estimated Expense	\$342,851	\$375,820	\$361,123	
Expense SqFt	\$4.52	\$4.24	\$4.80	
Net Operating Income	\$464,214	\$498,940	\$497,878	
Full Market Value	\$2,744,000	\$2,306,000	\$1,963,000	
Market Value per SqFt	\$36.18	\$25.99	\$26.10	
Distance from Cooperative in miles		0.18	0.53	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06706-0014	3-06513-0073	3-06512-0075	3-06732-0028
Address	918 EAST 14 STREET	829 EAST 10 STREET	825 EAST 9 STREET	1256 EAST 13 STREET
Neighborhood	MIDWOOD	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	59	54	59
Year Built	1928	1938	1937	1931
Gross SqFt	50,400	64,200	60,000	52,000
Estimated Gross Income	\$541,296	\$673,974	\$644,416	\$636,079
Gross Income per SqFt	\$10.74	\$10.50	\$10.74	\$12.23
Estimated Expense	\$276,192	\$362,312	\$328,652	\$324,400
Expense SqFt	\$5.48	\$5.64	\$5.48	\$6.24
Net Operating Income	\$265,104	\$311,662	\$315,764	\$311,679
Full Market Value	\$1,574,000	\$1,832,000	\$1,730,000	\$1,938,000
Market Value per SqFt	\$31.23	\$28.54	\$28.83	\$37.27
Distance from Cooperative in miles		0.23	0.26	0.48

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06709-0001	3-06716-0042	3-06725-0001	3-06523-0027
Address	1602 AVENUE I	1417 AVENUE K	1402 AVENUE K	1013 AVENUE J
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	129	96	96	87
Year Built	1941	1926	1928	1927
Gross SqFt	149,400	96,000	108,000	93,000
Estimated Gross Income	\$1,465,614	\$934,155	\$1,059,540	\$1,198,811
Gross Income per SqFt	\$9.81	\$9.73	\$9.81	\$12.89
Estimated Expense	\$491,526	\$396,021	\$355,385	\$611,394
Expense SqFt	\$3.29	\$4.13	\$3.29	\$6.57
Net Operating Income	\$974,088	\$538,134	\$704,155	\$587,417
Full Market Value	\$5,672,000	\$2,505,000	\$2,964,000	\$3,745,000
Market Value per SqFt	\$37.97	\$26.09	\$27.44	\$40.27
Distance from Cooperative in miles		0.19	0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06715-0062	3-06512-0012	3-06716-0075	3-06717-0051
Address	1061 EAST 13 STREET	820 EAST 10 STREET	1025 EAST 14 STREET	1095 EAST 15 STREET
Neighborhood	MIDWOOD	OCEAN PARKWAY-NORTH	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	54	35	36
Year Built	1935	1938	1927	1930
Gross SqFt	50,100	60,000	33,600	32,160
Estimated Gross Income	\$561,120	\$485,173	\$376,429	\$370,490
Gross Income per SqFt	\$11.20	\$8.09	\$11.20	\$11.52
Estimated Expense	\$227,955	\$266,845	\$152,832	\$149,851
Expense SqFt	\$4.55	\$4.45	\$4.55	\$4.66
Net Operating Income	\$333,165	\$218,328	\$223,597	\$220,639
Full Market Value	\$2,013,000	\$1,017,000	\$1,351,000	\$1,052,000
Market Value per SqFt	\$40.18	\$16.95	\$40.21	\$32.71
Distance from Cooperative in miles		0.39	0.05	0.10

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06730-0059	3-06739-0030	3-06738-0001	3-06766-0077
Address	1916 AVENUE K	1233 EAST 19 STREET	1802 AVENUE L	1555 EAST 19 STREET
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	54	48	70
Year Built	1954	1960	1948	1963
Gross SqFt	67,000	53,275	47,700	66,960
Estimated Gross Income	\$828,120	\$658,352	\$468,655	\$928,861
Gross Income per SqFt	\$12.36	\$12.36	\$9.83	\$13.87
Estimated Expense	\$414,060	\$329,176	\$239,014	\$355,445
Expense SqFt	\$6.18	\$6.18	\$5.01	\$5.31
Net Operating Income	\$414,060	\$329,176	\$229,641	\$573,416
Full Market Value	\$2,487,000	\$1,851,000	\$1,311,000	\$3,751,000
Market Value per SqFt	\$37.12	\$34.74	\$27.48	\$56.02
Distance from Cooperative in miles		0.17	0.18	0.69

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06732-0045	3-06781-0040	3-06766-0077	3-06542-0001
Address	1215 AVENUE M	1811 QUENTIN ROAD	1555 EAST 19 STREET	1201 OCEAN PARKWAY
Neighborhood	MIDWOOD	MADISON	MIDWOOD	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	67	70	56
Year Built	1965	1962	1963	1953
Gross SqFt	73,080	64,300	66,960	60,780
Estimated Gross Income	\$1,013,620	\$898,744	\$928,861	\$821,217
Gross Income per SqFt	\$13.87	\$13.98	\$13.87	\$13.51
Estimated Expense	\$388,055	\$402,595	\$355,445	\$418,821
Expense SqFt	\$5.31	\$6.26	\$5.31	\$6.89
Net Operating Income	\$625,565	\$496,149	\$573,416	\$402,396
Full Market Value	\$4,093,000	\$2,725,000	\$3,751,000	\$2,609,000
Market Value per SqFt	\$56.01	\$42.38	\$56.02	\$42.93
Distance from Cooperative in miles		0.72	0.59	0.32

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06739-0006	3-06738-0037	3-06729-0001	3-06739-0036
Address	1289 EAST 19 STREET	1290 EAST 19 STREET	1801 AVENUE L	1902 AVENUE L
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	47	45	47
Year Built	1931	1931	1935	1935
Gross SqFt	60,036	50,658	49,660	57,600
Estimated Gross Income	\$672,403	\$570,644	\$556,005	\$643,898
Gross Income per SqFt	\$11.20	\$11.26	\$11.20	\$11.18
Estimated Expense	\$306,184	\$291,028	\$253,241	\$289,754
Expense SqFt	\$5.10	\$5.74	\$5.10	\$5.03
Net Operating Income	\$366,219	\$279,616	\$302,764	\$354,144
Full Market Value	\$2,212,000	\$1,654,000	\$1,829,000	\$1,694,000
Market Value per SqFt	\$36.84	\$32.65	\$36.83	\$29.41
Distance from Cooperative in miles		0.06	0.18	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06746-0044	3-06752-0050	3-06746-0096	3-07620-0014
Address	1701 AVENUE N	1415 AVENUE O	1347 EAST 17 STREET	1641 OCEAN AVENUE
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	66	71	113
Year Built	1938	1939	1931	1926
Gross SqFt	90,000	72,000	80,135	115,920
Estimated Gross Income	\$900,900	\$627,762	\$802,373	\$1,310,361
Gross Income per SqFt	\$10.01	\$8.72	\$10.01	\$11.30
Estimated Expense	\$451,800	\$355,760	\$402,201	\$600,984
Expense SqFt	\$5.02	\$4.94	\$5.02	\$5.18
Net Operating Income	\$449,100	\$272,002	\$400,172	\$709,377
Full Market Value	\$2,615,000	\$1,493,000	\$1,789,000	\$4,301,000
Market Value per SqFt	\$29.06	\$20.74	\$22.32	\$37.10
Distance from Cooperative in miles		0.23	0.00	0.37

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06747-0052	3-07674-0039	3-06738-0007	
Address	1801 AVENUE N	1877 OCEAN AVENUE	1818 AVENUE L	
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	59	65	53	
Year Built	1936	1929	1936	
Gross SqFt	64,320	71,460	57,600	
Estimated Gross Income	\$739,037	\$835,918	\$649,854	
Gross Income per SqFt	\$11.49	\$11.70	\$11.28	
Estimated Expense	\$363,408	\$363,990	\$357,420	
Expense SqFt	\$5.65	\$5.09	\$6.21	
Net Operating Income	\$375,629	\$471,928	\$292,434	
Full Market Value	\$2,293,000	\$2,395,000	\$1,537,000	
Market Value per SqFt	\$35.65	\$33.52	\$26.68	
Distance from Cooperative in miles		0.21	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06754-0052	3-06751-0023	3-06757-0031	
Address	1485 EAST 16 STREET	1440 EAST 14 STREET	1928 OCEAN AVENUE	
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	58	55	
Year Built	1938	1940	1935	
Gross SqFt	56,892	58,800	52,830	
Estimated Gross Income	\$657,672	\$704,412	\$587,891	
Gross Income per SqFt	\$11.56	\$11.98	\$11.13	
Estimated Expense	\$277,064	\$306,561	\$238,983	
Expense SqFt	\$4.87	\$5.21	\$4.52	
Net Operating Income	\$380,608	\$397,851	\$348,908	
Full Market Value	\$2,328,000	\$2,469,000	\$2,001,000	
Market Value per SqFt	\$40.92	\$41.99	\$37.88	
Distance from Cooperative in miles		0.15	0.16	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06756-0001	3-06767-0059	3-06757-0031	3-06743-0044
Address	1810 AVENUE N	2065 OCEAN AVENUE	1928 OCEAN AVENUE	1423 AVENUE N
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	55	48
Year Built	1935	1941	1935	1931
Gross SqFt	57,600	50,220	52,830	57,600
Estimated Gross Income	\$641,088	\$612,194	\$587,891	\$614,377
Gross Income per SqFt	\$11.13	\$12.19	\$11.13	\$10.67
Estimated Expense	\$260,352	\$165,800	\$238,983	\$293,681
Expense SqFt	\$4.52	\$3.30	\$4.52	\$5.10
Net Operating Income	\$380,736	\$446,394	\$348,908	\$320,696
Full Market Value	\$2,294,000	\$1,754,000	\$2,001,000	\$1,621,000
Market Value per SqFt	\$39.83	\$34.93	\$37.88	\$28.14
Distance from Cooperative in miles		0.22	0.06	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06756-0006	3-06767-0059	3-06757-0031	3-06743-0044
Address	1814 AVENUE N	2065 OCEAN AVENUE	1928 OCEAN AVENUE	1423 AVENUE N
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	48	55	48
Year Built	1935	1941	1935	1931
Gross SqFt	57,600	50,220	52,830	57,600
Estimated Gross Income	\$641,088	\$612,194	\$587,891	\$614,377
Gross Income per SqFt	\$11.13	\$12.19	\$11.13	\$10.67
Estimated Expense	\$260,352	\$165,800	\$238,983	\$293,681
Expense SqFt	\$4.52	\$3.30	\$4.52	\$5.10
Net Operating Income	\$380,736	\$446,394	\$348,908	\$320,696
Full Market Value	\$2,294,000	\$1,754,000	\$2,001,000	\$1,621,000
Market Value per SqFt	\$39.83	\$34.93	\$37.88	\$28.14
Distance from Cooperative in miles		0.22	0.06	0.26

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06759-0034	3-06747-0073	3-06761-0075	3-06821-0275
Address	1580 EAST 13 STREET	1349 EAST 18 STREET	1547 EAST 14 STREET	1815 EAST 17 STREET
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	88	79	84
Year Built	1961	1961	1964	1964
Gross SqFt	80,600	81,720	78,000	73,932
Estimated Gross Income	\$1,216,254	\$1,307,728	\$1,176,783	\$979,838
Gross Income per SqFt	\$15.09	\$16.00	\$15.09	\$13.25
Estimated Expense	\$693,265	\$558,355	\$519,854	\$433,496
Expense SqFt	\$8.60	\$6.83	\$6.66	\$5.86
Net Operating Income	\$522,989	\$749,373	\$656,929	\$546,342
Full Market Value	\$3,515,000	\$5,124,000	\$4,416,000	\$3,518,000
Market Value per SqFt	\$43.61	\$62.70	\$56.62	\$47.58
Distance from Cooperative in miles		0.46	0.10	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06764-0020	3-06765-0012	3-06757-0031	3-06752-0050
Address	1560 EAST 18 STREET	1530 EAST 19 STREET	1928 OCEAN AVENUE	1415 AVENUE O
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	60	55	66
Year Built	1937	1941	1935	1939
Gross SqFt	53,550	67,100	52,830	72,000
Estimated Gross Income	\$596,012	\$795,103	\$587,891	\$627,762
Gross Income per SqFt	\$11.13	\$11.85	\$11.13	\$8.72
Estimated Expense	\$312,906	\$389,600	\$238,983	\$355,760
Expense SqFt	\$5.84	\$5.81	\$4.52	\$4.94
Net Operating Income	\$283,106	\$405,503	\$348,908	\$272,002
Full Market Value	\$1,706,000	\$2,335,000	\$2,001,000	\$1,493,000
Market Value per SqFt	\$31.86	\$34.80	\$37.88	\$20.74
Distance from Cooperative in miles		0.05	0.21	0.24

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06764-0031	3-06766-0077	3-06781-0040	3-06761-0075
Address	1580 EAST 18 STREET	1555 EAST 19 STREET	1811 QUENTIN ROAD	1547 EAST 14 STREET
Neighborhood	MIDWOOD	MIDWOOD	MADISON	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	70	67	79
Year Built	1963	1963	1962	1964
Gross SqFt	60,800	66,960	64,300	78,000
Estimated Gross Income	\$849,984	\$928,861	\$898,744	\$1,176,783
Gross Income per SqFt	\$13.98	\$13.87	\$13.98	\$15.09
Estimated Expense	\$484,491	\$355,445	\$402,595	\$519,854
Expense SqFt	\$7.97	\$5.31	\$6.26	\$6.66
Net Operating Income	\$365,493	\$573,416	\$496,149	\$656,929
Full Market Value	\$2,119,000	\$3,751,000	\$2,725,000	\$4,416,000
Market Value per SqFt	\$34.85	\$56.02	\$42.38	\$56.62
Distance from Cooperative in miles		0.11	0.19	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06764-0061	3-06761-0075	3-07656-0073	3-06766-0051
Address	1577 EAST 17 STREET	1547 EAST 14 STREET	1865 OCEAN AVENUE	2080 OCEAN AVENUE
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	79	92	48
Year Built	1963	1964	1951	1956
Gross SqFt	76,770	78,000	75,222	44,600
Estimated Gross Income	\$955,019	\$1,176,783	\$930,675	\$555,018
Gross Income per SqFt	\$12.44	\$15.09	\$12.37	\$12.44
Estimated Expense	\$506,682	\$519,854	\$396,388	\$294,402
Expense SqFt	\$6.60	\$6.66	\$5.27	\$6.60
Net Operating Income	\$448,337	\$656,929	\$534,287	\$260,616
Full Market Value	\$2,992,000	\$4,416,000	\$3,356,000	\$1,638,000
Market Value per SqFt	\$38.97	\$56.62	\$44.61	\$36.73
Distance from Cooperative in miles		0.15	0.40	0.11

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06765-0028	3-06760-0035	3-06767-0026	3-06795-0034
Address	1558 EAST 19 STREET	1570 EAST 14 STREET	1660 EAST 21 STREET	1776 EAST 13 STREET
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	65	60	65
Year Built	1940	1941	1938	1937
Gross SqFt	60,500	75,600	60,300	64,400
Estimated Gross Income	\$729,630	\$1,233,940	\$727,040	\$596,403
Gross Income per SqFt	\$12.06	\$16.32	\$12.06	\$9.26
Estimated Expense	\$389,987	\$318,973	\$226,110	\$313,410
Expense SqFt	\$6.45	\$4.22	\$3.75	\$4.87
Net Operating Income	\$339,643	\$914,967	\$500,930	\$282,993
Full Market Value	\$2,113,000	\$1,500,000	\$2,117,000	\$1,440,000
Market Value per SqFt	\$34.93	\$19.84	\$35.11	\$22.36
Distance from Cooperative in miles		0.25	0.12	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06771-0013	3-07620-0014	3-07688-0041	3-06773-0080
Address	2425 KINGS HIGHWAY	1641 OCEAN AVENUE	2702 KINGS HIGHWAY	1525 EAST 26 STREET
Neighborhood	MIDWOOD	MIDWOOD	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	137	113	107	88
Year Built	1932	1926	1937	1932
Gross SqFt	135,000	115,920	113,820	94,740
Estimated Gross Income	\$1,587,600	\$1,310,361	\$1,393,997	\$1,114,050
Gross Income per SqFt	\$11.76	\$11.30	\$12.25	\$11.76
Estimated Expense	\$777,924	\$600,984	\$717,696	\$418,043
Expense SqFt	\$5.76	\$5.18	\$6.31	\$4.41
Net Operating Income	\$809,676	\$709,377	\$676,301	\$696,007
Full Market Value	\$4,988,000	\$4,301,000	\$3,352,000	\$3,081,000
Market Value per SqFt	\$36.95	\$37.10	\$29.45	\$32.52
Distance from Cooperative in miles		0.68	0.15	0.11

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06771-0031	3-06765-0035	3-06784-0016	3-06771-0056
Address	2424 KINGS HIGHWAY	1576 EAST 19 STREET	1680 EAST 22 STREET	2410 KINGS HIGHWAY
Neighborhood	MADISON	MIDWOOD	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	41	49	53
Year Built	1936	1929	1941	1930
Gross SqFt	37,800	36,200	44,600	52,200
Estimated Gross Income	\$524,664	\$510,846	\$619,086	\$618,940
Gross Income per SqFt	\$13.88	\$14.11	\$13.88	\$11.86
Estimated Expense	\$238,140	\$183,621	\$281,097	\$238,051
Expense SqFt	\$6.30	\$5.07	\$6.30	\$4.56
Net Operating Income	\$286,524	\$327,225	\$337,989	\$380,889
Full Market Value	\$1,874,000	\$1,151,000	\$2,211,000	\$1,742,000
Market Value per SqFt	\$49.58	\$31.80	\$49.57	\$33.37
Distance from Cooperative in miles		0.32	0.19	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06772-0001	3-07674-0009	3-06826-0077	3-06773-0080
Address	3619 BEDFORD AVENUE	1947 OCEAN AVENUE	2285 OCEAN AVENUE	1525 EAST 26 STREET
Neighborhood	MIDWOOD	MIDWOOD	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	77	84	88
Year Built	1937	1927	1937	1932
Gross SqFt	87,862	70,332	96,600	94,740
Estimated Gross Income	\$1,091,246	\$928,521	\$1,199,327	\$1,114,050
Gross Income per SqFt	\$12.42	\$13.20	\$12.42	\$11.76
Estimated Expense	\$622,010	\$429,172	\$421,616	\$418,043
Expense SqFt	\$7.08	\$6.10	\$4.36	\$4.41
Net Operating Income	\$469,236	\$499,349	\$777,711	\$696,007
Full Market Value	\$2,892,000	\$3,211,000	\$3,146,000	\$3,081,000
Market Value per SqFt	\$32.92	\$45.65	\$32.57	\$32.52
Distance from Cooperative in miles		0.28	0.61	0.08

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06776-0065	3-06795-0047	3-06760-0062	3-06795-0053
Address	1625 EAST 13 STREET	1225 AVENUE R	1561 EAST 13 STREET	1205 AVENUE R
Neighborhood	MIDWOOD	MADISON	MIDWOOD	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	65	66	48
Year Built	1939	1939	1940	1936
Gross SqFt	66,000	70,000	71,000	54,100
Estimated Gross Income	\$715,440	\$896,980	\$769,816	\$460,296
Gross Income per SqFt	\$10.84	\$12.81	\$10.84	\$8.51
Estimated Expense	\$350,566	\$367,543	\$361,539	\$276,462
Expense SqFt	\$5.31	\$5.25	\$5.09	\$5.11
Net Operating Income	\$364,874	\$529,437	\$408,277	\$183,834
Full Market Value	\$2,174,000	\$2,659,000	\$1,954,000	\$1,070,000
Market Value per SqFt	\$32.94	\$37.99	\$27.52	\$19.78
Distance from Cooperative in miles		0.17	0.16	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06779-0004	3-07620-0014	3-06767-0066	3-06749-0005
Address	1610 AVENUE P	1641 OCEAN AVENUE	2055 OCEAN AVENUE	1122 AVENUE N
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	113	54	83
Year Built	1933	1926	1928	1931
Gross SqFt	120,000	115,920	55,200	85,584
Estimated Gross Income	\$1,303,200	\$1,310,361	\$559,312	\$929,225
Gross Income per SqFt	\$10.86	\$11.30	\$10.13	\$10.86
Estimated Expense	\$656,400	\$600,984	\$315,224	\$467,836
Expense SqFt	\$5.47	\$5.18	\$5.71	\$5.47
Net Operating Income	\$646,800	\$709,377	\$244,088	\$461,389
Full Market Value	\$3,519,000	\$4,301,000	\$1,421,000	\$2,517,000
Market Value per SqFt	\$29.33	\$37.10	\$25.74	\$29.41
Distance from Cooperative in miles		0.86	0.25	0.40

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06783-0010	3-06767-0006	3-06767-0059	3-06767-0066
Address	2020 KINGS HIGHWAY	2020 AVENUE O	2065 OCEAN AVENUE	2055 OCEAN AVENUE
Neighborhood	MADISON	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	53	48	54
Year Built	1935	1928	1941	1928
Gross SqFt	51,000	49,000	50,220	55,200
Estimated Gross Income	\$621,690	\$646,617	\$612,194	\$559,312
Gross Income per SqFt	\$12.19	\$13.20	\$12.19	\$10.13
Estimated Expense	\$335,713	\$376,463	\$165,800	\$315,224
Expense SqFt	\$6.58	\$7.68	\$3.30	\$5.71
Net Operating Income	\$285,977	\$270,154	\$446,394	\$244,088
Full Market Value	\$1,786,000	\$1,573,000	\$1,754,000	\$1,421,000
Market Value per SqFt	\$35.02	\$32.10	\$34.93	\$25.74
Distance from Cooperative in miles		0.17	0.17	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06794-0043	3-06782-0043	3-06796-0067	3-06796-0059
Address	1800 EAST 12 STREET	1925 QUENTIN ROAD	1755 EAST 13 STREET	1775 EAST 13 STREET
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	71	59	48
Year Built	1938	1929	1940	1940
Gross SqFt	75,000	65,000	68,000	51,000
Estimated Gross Income	\$839,250	\$885,501	\$761,113	\$476,782
Gross Income per SqFt	\$11.19	\$13.62	\$11.19	\$9.35
Estimated Expense	\$453,195	\$427,169	\$320,955	\$261,396
Expense SqFt	\$6.04	\$6.57	\$4.72	\$5.13
Net Operating Income	\$386,055	\$458,332	\$440,158	\$215,386
Full Market Value	\$2,331,000	\$2,849,000	\$2,108,000	\$1,254,000
Market Value per SqFt	\$31.08	\$43.83	\$31.00	\$24.59
Distance from Cooperative in miles		0.44	0.10	0.10

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06795-0015	3-06637-0016	3-06821-0275	3-06795-0053
Address	1720 EAST 13 STREET	1622 OCEAN PARKWAY	1815 EAST 17 STREET	1205 AVENUE R
Neighborhood	MADISON	OCEAN PARKWAY-NORTH	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	58	84	48
Year Built	1959	1951	1964	1936
Gross SqFt	46,000	45,350	73,932	54,100
Estimated Gross Income	\$609,500	\$627,892	\$979,838	\$460,296
Gross Income per SqFt	\$13.25	\$13.85	\$13.25	\$8.51
Estimated Expense	\$269,560	\$307,667	\$433,496	\$276,462
Expense SqFt	\$5.86	\$6.78	\$5.86	\$5.11
Net Operating Income	\$339,940	\$320,225	\$546,342	\$183,834
Full Market Value	\$2,189,000	\$2,094,000	\$3,518,000	\$1,070,000
Market Value per SqFt	\$47.59	\$46.17	\$47.58	\$19.78
Distance from Cooperative in miles		0.43	0.23	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06796-0017	3-06821-0275	3-06796-0075	3-06819-0001
Address	1730 EAST 14 STREET	1815 EAST 17 STREET	1735 EAST 13 STREET	1310 AVENUE R
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	84	94	80
Year Built	1961	1964	1962	1962
Gross SqFt	68,500	73,932	90,000	88,356
Estimated Gross Income	\$851,455	\$979,838	\$1,118,598	\$1,011,964
Gross Income per SqFt	\$12.43	\$13.25	\$12.43	\$11.45
Estimated Expense	\$417,213	\$433,496	\$526,575	\$415,342
Expense SqFt	\$6.09	\$5.86	\$5.85	\$4.70
Net Operating Income	\$434,242	\$546,342	\$592,023	\$596,622
Full Market Value	\$2,733,000	\$3,518,000	\$3,544,000	\$3,208,000
Market Value per SqFt	\$39.90	\$47.58	\$39.38	\$36.31
Distance from Cooperative in miles		0.20	0.00	0.17

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06796-0026	3-06781-0040	3-06783-0076	3-06795-0034
Address	1750 EAST 14 STREET	1811 QUENTIN ROAD	2000 KINGS HIGHWAY	1776 EAST 13 STREET
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	67	59	65
Year Built	1961	1962	1954	1937
Gross SqFt	57,500	64,300	50,800	64,400
Estimated Gross Income	\$714,725	\$898,744	\$631,687	\$596,403
Gross Income per SqFt	\$12.43	\$13.98	\$12.43	\$9.26
Estimated Expense	\$397,887	\$402,595	\$309,527	\$313,410
Expense SqFt	\$6.92	\$6.26	\$6.09	\$4.87
Net Operating Income	\$316,838	\$496,149	\$322,160	\$282,993
Full Market Value	\$1,994,000	\$2,725,000	\$2,027,000	\$1,440,000
Market Value per SqFt	\$34.68	\$42.38	\$39.90	\$22.36
Distance from Cooperative in miles		0.28	0.39	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06796-0036	3-06760-0035	3-07321-0066	3-06781-0040
Address	1770 EAST 14 STREET	1570 EAST 14 STREET	2035 EAST 16 STREET	1811 QUENTIN ROAD
Neighborhood	MADISON	MIDWOOD	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	65	65	67
Year Built	1976	1941	1960	1962
Gross SqFt	63,000	75,600	46,200	64,300
Estimated Gross Income	\$1,025,640	\$1,233,940	\$752,062	\$898,744
Gross Income per SqFt	\$16.28	\$16.32	\$16.28	\$13.98
Estimated Expense	\$517,948	\$318,973	\$292,520	\$402,595
Expense SqFt	\$8.22	\$4.22	\$6.33	\$6.26
Net Operating Income	\$507,692	\$914,967	\$459,542	\$496,149
Full Market Value	\$3,488,000	\$1,500,000	\$3,157,000	\$2,725,000
Market Value per SqFt	\$55.37	\$19.84	\$68.33	\$42.38
Distance from Cooperative in miles		0.32	0.52	0.28

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06797-0087	3-06780-0012	3-06782-0023	
Address	1717 EAST 14 STREET	1715 KINGS HIGHWAY	1932 KINGS HIGHWAY	
Neighborhood	MADISON	MIDWOOD	MADISON	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	24	42	12	
Year Built	1932	1923	1925	
Gross SqFt	21,675	41,000	10,000	
Estimated Gross Income	\$415,943	\$859,208	\$174,227	
Gross Income per SqFt	\$19.19	\$20.96	\$17.42	
Estimated Expense	\$203,812	\$206,813	\$47,660	
Expense SqFt	\$9.40	\$5.04	\$4.77	
Net Operating Income	\$212,131	\$652,395	\$126,567	
Full Market Value	\$1,519,000	\$2,783,000	\$740,000	
Market Value per SqFt	\$70.08	\$67.88	\$74.00	
Distance from Cooperative in miles		0.24	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06800-0016	3-06825-0008	3-06825-0033	3-06796-0059
Address	1730 EAST 18 STREET	2270 OCEAN AVENUE	2330 OCEAN AVENUE	1775 EAST 13 STREET
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	53	48	48
Year Built	1938	1931	1938	1940
Gross SqFt	52,000	56,600	47,000	51,000
Estimated Gross Income	\$549,640	\$635,590	\$496,740	\$476,782
Gross Income per SqFt	\$10.57	\$11.23	\$10.57	\$9.35
Estimated Expense	\$285,813	\$285,535	\$241,929	\$261,396
Expense SqFt	\$5.50	\$5.04	\$5.15	\$5.13
Net Operating Income	\$263,827	\$350,055	\$254,811	\$215,386
Full Market Value	\$1,555,000	\$1,670,000	\$1,502,000	\$1,254,000
Market Value per SqFt	\$29.90	\$29.51	\$31.96	\$24.59
Distance from Cooperative in miles		0.20	0.20	0.20

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06801-0001	3-06783-0076	3-06801-0056	3-06819-0001
Address	1717 EAST 18 STREET	2000 KINGS HIGHWAY	1775 EAST 18 STREET	1310 AVENUE R
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	59	96	80
Year Built	1957	1954	1941	1962
Gross SqFt	105,000	50,800	109,312	88,356
Estimated Gross Income	\$1,214,850	\$631,687	\$1,264,788	\$1,011,964
Gross Income per SqFt	\$11.57	\$12.43	\$11.57	\$11.45
Estimated Expense	\$795,727	\$309,527	\$729,848	\$415,342
Expense SqFt	\$7.58	\$6.09	\$6.68	\$4.70
Net Operating Income	\$419,123	\$322,160	\$534,940	\$596,622
Full Market Value	\$2,565,000	\$2,027,000	\$3,274,000	\$3,208,000
Market Value per SqFt	\$24.43	\$39.90	\$29.95	\$36.31
Distance from Cooperative in miles		0.20	0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06802-0001	3-06801-0056	3-06795-0034	3-06752-0050
Address	1900 QUENTIN ROAD	1775 EAST 18 STREET	1776 EAST 13 STREET	1415 AVENUE O
Neighborhood	MADISON	MADISON	MADISON	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	124	96	65	66
Year Built	1939	1941	1937	1939
Gross SqFt	120,000	109,312	64,400	72,000
Estimated Gross Income	\$1,111,200	\$1,264,788	\$596,403	\$627,762
Gross Income per SqFt	\$9.26	\$11.57	\$9.26	\$8.72
Estimated Expense	\$611,160	\$729,848	\$313,410	\$355,760
Expense SqFt	\$5.09	\$6.68	\$4.87	\$4.94
Net Operating Income	\$500,040	\$534,940	\$282,993	\$272,002
Full Market Value	\$2,911,000	\$3,274,000	\$1,440,000	\$1,493,000
Market Value per SqFt	\$24.26	\$29.95	\$22.36	\$20.74
Distance from Cooperative in miles		0.06	0.35	0.57

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06802-0036	3-06782-0050	3-06783-0043	3-06795-0060
Address	2234 OCEAN AVENUE	1909 QUENTIN ROAD	2157 OCEAN AVENUE	1773 EAST 12 STREET
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	65	60	59
Year Built	1927	1922	1927	1939
Gross SqFt	68,000	66,000	66,875	71,400
Estimated Gross Income	\$756,840	\$768,560	\$744,029	\$582,124
Gross Income per SqFt	\$11.13	\$11.64	\$11.13	\$8.15
Estimated Expense	\$408,694	\$228,853	\$364,574	\$312,735
Expense SqFt	\$6.01	\$3.47	\$5.45	\$4.38
Net Operating Income	\$348,146	\$539,707	\$379,455	\$269,389
Full Market Value	\$2,097,000	\$2,238,000	\$2,178,000	\$1,404,000
Market Value per SqFt	\$30.84	\$33.91	\$32.57	\$19.66
Distance from Cooperative in miles		0.15	0.17	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06818-0025	3-07398-0027	3-06796-0075	3-06818-0082
Address	1840 EAST 13 STREET	2365 EAST 13 STREET	1735 EAST 13 STREET	1833 EAST 12 STREET
Neighborhood	MADISON	SHEEPSHEAD BAY	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	124	94	81
Year Built	1954	1960	1962	1959
Gross SqFt	132,000	120,870	90,000	82,000
Estimated Gross Income	\$1,640,760	\$1,607,421	\$1,118,598	\$927,977
Gross Income per SqFt	\$12.43	\$13.30	\$12.43	\$11.32
Estimated Expense	\$772,200	\$773,439	\$526,575	\$418,831
Expense SqFt	\$5.85	\$6.40	\$5.85	\$5.11
Net Operating Income	\$868,560	\$833,982	\$592,023	\$509,146
Full Market Value	\$5,467,000	\$5,082,000	\$3,544,000	\$2,715,000
Market Value per SqFt	\$41.42	\$42.05	\$39.38	\$33.11
Distance from Cooperative in miles		0.78	0.18	0.00

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06818-0065	3-07322-0023	3-06818-0082	3-06826-0066
Address	1877 EAST 12 STREET	2044 EAST 18 STREET	1833 EAST 12 STREET	2325 OCEAN AVENUE
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	43	81	42
Year Built	1955	1963	1959	1939
Gross SqFt	53,500	31,698	82,000	44,880
Estimated Gross Income	\$605,620	\$376,431	\$927,977	\$415,299
Gross Income per SqFt	\$11.32	\$11.88	\$11.32	\$9.25
Estimated Expense	\$273,385	\$173,753	\$418,831	\$233,528
Expense SqFt	\$5.11	\$5.48	\$5.11	\$5.20
Net Operating Income	\$332,235	\$202,678	\$509,146	\$181,771
Full Market Value	\$2,016,000	\$1,254,000	\$2,715,000	\$918,000
Market Value per SqFt	\$37.68	\$39.56	\$33.11	\$20.45
Distance from Cooperative in miles		0.41	0.00	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06818-0074	3-06818-0082	3-06819-0001	3-06795-0034
Address	1855 EAST 12 STREET	1833 EAST 12 STREET	1310 AVENUE R	1776 EAST 13 STREET
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	81	80	65
Year Built	1963	1959	1962	1937
Gross SqFt	90,000	82,000	88,356	64,400
Estimated Gross Income	\$1,018,800	\$927,977	\$1,011,964	\$596,403
Gross Income per SqFt	\$11.32	\$11.32	\$11.45	\$9.26
Estimated Expense	\$459,900	\$418,831	\$415,342	\$313,410
Expense SqFt	\$5.11	\$5.11	\$4.70	\$4.87
Net Operating Income	\$558,900	\$509,146	\$596,622	\$282,993
Full Market Value	\$3,391,000	\$2,715,000	\$3,208,000	\$1,440,000
Market Value per SqFt	\$37.68	\$33.11	\$36.31	\$22.36
Distance from Cooperative in miles		0.00	0.05	0.17

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06819-0032	3-06795-0040	3-07317-0023	3-06775-0025
Address	1862 EAST 14 STREET	1780 EAST 13 STREET	2044 EAST 13 STREET	1648 EAST 13 STREET
Neighborhood	MADISON	MADISON	MADISON	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	41	48	48
Year Built	1931	1941	1934	1936
Gross SqFt	50,400	40,688	46,800	55,080
Estimated Gross Income	\$534,240	\$445,967	\$496,170	\$578,517
Gross Income per SqFt	\$10.60	\$10.96	\$10.60	\$10.50
Estimated Expense	\$221,256	\$223,072	\$205,657	\$290,099
Expense SqFt	\$4.39	\$5.48	\$4.39	\$5.27
Net Operating Income	\$312,984	\$222,895	\$290,513	\$288,418
Full Market Value	\$1,718,000	\$1,094,000	\$1,234,000	\$1,561,000
Market Value per SqFt	\$34.09	\$26.89	\$26.37	\$28.34
Distance from Cooperative in miles		0.17	0.33	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06826-0062	3-06826-0066	3-07322-0023	3-07348-0044
Address	2331 OCEAN AVENUE	2325 OCEAN AVENUE	2044 EAST 18 STREET	2175 EAST 15 STREET
Neighborhood	MADISON	MADISON	MADISON	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	42	43	36
Year Built	1955	1939	1963	1962
Gross SqFt	38,900	44,880	31,698	29,000
Estimated Gross Income	\$462,132	\$415,299	\$376,431	\$359,297
Gross Income per SqFt	\$11.88	\$9.25	\$11.88	\$12.39
Estimated Expense	\$213,172	\$233,528	\$173,753	\$185,418
Expense SqFt	\$5.48	\$5.20	\$5.48	\$6.39
Net Operating Income	\$248,960	\$181,771	\$202,678	\$173,879
Full Market Value	\$1,540,000	\$918,000	\$1,254,000	\$1,093,000
Market Value per SqFt	\$39.59	\$20.45	\$39.56	\$37.69
Distance from Cooperative in miles		0.00	0.37	0.55

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06826-0070	3-06825-0008	3-06800-0004	
Address	2301 OCEAN AVENUE	2270 OCEAN AVENUE	1718 QUENTIN ROAD	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	65	53	59	
Year Built	1941	1931	1941	
Gross SqFt	67,000	56,600	64,000	
Estimated Gross Income	\$771,840	\$635,590	\$755,922	
Gross Income per SqFt	\$11.52	\$11.23	\$11.81	
Estimated Expense	\$335,000	\$285,535	\$317,640	
Expense SqFt	\$5.00	\$5.04	\$4.96	
Net Operating Income	\$436,840	\$350,055	\$438,282	
Full Market Value	\$2,669,000	\$1,670,000	\$2,705,000	
Market Value per SqFt	\$39.84	\$29.51	\$42.27	
Distance from Cooperative in miles		0.06	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06835-0012	3-06766-0077	3-07656-0061	
Address	3178 NOSTRAND AVENUE	1555 EAST 19 STREET	1833 OCEAN AVENUE	
Neighborhood	MADISON	MIDWOOD	MIDWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	79	70	74	
Year Built	1958	1963	1953	
Gross SqFt	81,564	66,960	75,712	
Estimated Gross Income	\$850,713	\$928,861	\$528,818	
Gross Income per SqFt	\$10.43	\$13.87	\$6.98	
Estimated Expense	\$340,938	\$355,445	\$229,847	
Expense SqFt	\$4.18	\$5.31	\$3.04	
Net Operating Income	\$509,775	\$573,416	\$298,971	
Full Market Value	\$2,781,000	\$3,751,000	\$1,621,000	
Market Value per SqFt	\$34.10	\$56.02	\$21.41	
Distance from Cooperative in miles		0.71	0.96	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06835-0026	3-06802-0014	3-06796-0075	3-07669-0029
Address	3202 NOSTRAND AVENUE	2200 OCEAN AVENUE	1735 EAST 13 STREET	3319 KINGS HIGHWAY
Neighborhood	MADISON	MADISON	MADISON	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	106	94	72
Year Built	1959	1952	1962	1951
Gross SqFt	81,564	106,800	90,000	66,992
Estimated Gross Income	\$1,013,841	\$1,396,996	\$1,118,598	\$775,029
Gross Income per SqFt	\$12.43	\$13.08	\$12.43	\$11.57
Estimated Expense	\$477,149	\$648,509	\$526,575	\$361,507
Expense SqFt	\$5.85	\$6.07	\$5.85	\$5.40
Net Operating Income	\$536,692	\$748,487	\$592,023	\$413,522
Full Market Value	\$3,378,000	\$4,799,000	\$3,544,000	\$2,192,000
Market Value per SqFt	\$41.42	\$44.93	\$39.38	\$32.72
Distance from Cooperative in miles		0.54	0.83	0.92

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06836-0050	3-07347-0036	3-07656-0073	3-07630-0027
Address	3203 NOSTRAND AVENUE	1411 AVENUE V	1865 OCEAN AVENUE	2501 NOSTRAND AVENUE
Neighborhood	MADISON	SHEEPSHEAD BAY	MIDWOOD	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	91	92	112
Year Built	1958	1962	1951	1953
Gross SqFt	97,020	84,240	75,222	113,850
Estimated Gross Income	\$1,249,618	\$1,184,526	\$930,675	\$1,465,979
Gross Income per SqFt	\$12.88	\$14.06	\$12.37	\$12.88
Estimated Expense	\$531,670	\$568,260	\$396,388	\$624,336
Expense SqFt	\$5.48	\$6.75	\$5.27	\$5.48
Net Operating Income	\$717,948	\$616,266	\$534,287	\$841,643
Full Market Value	\$4,578,000	\$4,050,000	\$3,356,000	\$5,365,000
Market Value per SqFt	\$47.19	\$48.08	\$44.61	\$47.12
Distance from Cooperative in miles		0.95	0.99	1.18

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06836-0064	3-07357-0001	3-06748-0026	3-07688-0041
Address	3165 NOSTRAND AVENUE	4190 BEDFORD AVENUE	1818 OCEAN AVENUE	2702 KINGS HIGHWAY
Neighborhood	MADISON	SHEEPSHEAD BAY	MIDWOOD	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	83	120	107
Year Built	1953	1961	1949	1937
Gross SqFt	115,300	75,000	101,600	113,820
Estimated Gross Income	\$1,538,102	\$1,174,719	\$1,354,915	\$1,393,997
Gross Income per SqFt	\$13.34	\$15.66	\$13.34	\$12.25
Estimated Expense	\$741,379	\$444,290	\$652,847	\$717,696
Expense SqFt	\$6.43	\$5.92	\$6.43	\$6.31
Net Operating Income	\$796,723	\$730,429	\$702,068	\$676,301
Full Market Value	\$5,143,000	\$4,962,000	\$4,532,000	\$3,352,000
Market Value per SqFt	\$44.61	\$66.16	\$44.61	\$29.45
Distance from Cooperative in miles		0.56	1.05	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06888-0006	3-07347-0036	3-07334-0018	3-07404-0020
Address	8835 23 AVENUE	1411 AVENUE V	3380 NOSTRAND AVENUE	2770 OCEAN AVENUE
Neighborhood	GRAVESEND	SHEEPSHEAD BAY	MADISON	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	91	77	106
Year Built	1927	1962	1963	1963
Gross SqFt	42,840	84,240	64,000	97,157
Estimated Gross Income	\$636,330	\$1,184,526	\$969,987	\$1,637,245
Gross Income per SqFt	\$14.85	\$14.06	\$15.16	\$16.85
Estimated Expense	\$273,622	\$568,260	\$430,786	\$676,905
Expense SqFt	\$6.39	\$6.75	\$6.73	\$6.97
Net Operating Income	\$362,708	\$616,266	\$539,201	\$960,340
Full Market Value	\$2,425,000	\$4,050,000	\$3,236,000	\$6,659,000
Market Value per SqFt	\$56.61	\$48.08	\$50.56	\$68.54
Distance from Cooperative in miles		2.05	2.81	2.35

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06919-0001	3-07052-0034	3-01189-0060	
Address	2475 WEST 16 STREET	2966 WEST 28 STREET	49 CROWN STREET	
Neighborhood	GRAVESEND	CONEY ISLAND	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	364	333	321	
Year Built	1963	1970	1973	
Gross SqFt	421,800	453,758	320,000	
Estimated Gross Income	\$5,141,742	\$5,650,661	\$3,815,517	
Gross Income per SqFt	\$12.19	\$12.45	\$11.92	
Estimated Expense	\$2,438,004	\$2,482,576	\$1,945,914	
Expense SqFt	\$5.78	\$5.47	\$6.08	
Net Operating Income	\$2,703,738	\$3,168,085	\$1,869,603	
Full Market Value	\$16,889,000	\$19,954,000	\$11,580,000	
Market Value per SqFt	\$40.04	\$43.97	\$36.19	
Distance from Cooperative in miles		0.99	5.77	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06933-0046	3-07161-0007	3-07161-0012	
Address	2606 CROPSEY AVENUE	2302 WEST 12 STREET	2314 WEST 12 STREET	
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	11	12	12	
Year Built	1975	1978	1978	
Gross SqFt	8,064	13,536	13,824	
Estimated Gross Income	\$110,719	\$187,778	\$187,778	
Gross Income per SqFt	\$13.73	\$13.87	\$13.58	
Estimated Expense	\$48,465	\$81,801	\$82,648	
Expense SqFt	\$6.01	\$6.04	\$5.98	
Net Operating Income	\$62,254	\$105,977	\$105,130	
Full Market Value	\$406,000	\$473,000	\$483,000	
Market Value per SqFt	\$50.35	\$34.94	\$34.94	
Distance from Cooperative in miles		0.48	0.48	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06933-0055	3-07274-0035	3-06467-0012	
Address	2630 CROPSEY AVENUE	3000 OCEAN PARKWAY	8831 20 AVENUE	
Neighborhood	GRAVESEND	CONEY ISLAND	BATH BEACH	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	364	441	462	
Year Built	1963	1964	1948	
Gross SqFt	421,800	470,000	356,010	
Estimated Gross Income	\$6,976,572	\$7,742,654	\$5,910,461	
Gross Income per SqFt	\$16.54	\$16.47	\$16.60	
Estimated Expense	\$3,273,168	\$3,236,084	\$3,073,440	
Expense SqFt	\$7.76	\$6.89	\$8.63	
Net Operating Income	\$3,703,404	\$4,506,570	\$2,837,021	
Full Market Value	\$25,553,000	\$31,061,000	\$18,857,000	
Market Value per SqFt	\$60.58	\$66.09	\$52.97	
Distance from Cooperative in miles		1.36	0.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06935-0001	3-06471-0090	3-06878-0048	3-06928-0044
Address	2650 CROPSEY AVENUE	8855 BAY PARKWAY	8700 25 AVENUE	275 BAY 37 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	161	164	126	120
Year Built	1967	1958	1963	1964
Gross SqFt	188,768	134,280	120,870	89,448
Estimated Gross Income	\$2,980,647	\$2,281,663	\$1,908,424	\$1,324,129
Gross Income per SqFt	\$15.79	\$16.99	\$15.79	\$14.80
Estimated Expense	\$1,164,699	\$1,049,565	\$745,840	\$546,844
Expense SqFt	\$6.17	\$7.82	\$6.17	\$6.11
Net Operating Income	\$1,815,948	\$1,232,098	\$1,162,584	\$777,285
Full Market Value	\$12,369,000	\$8,563,000	\$7,915,000	\$5,192,000
Market Value per SqFt	\$65.52	\$63.77	\$65.48	\$58.04
Distance from Cooperative in miles		0.63	0.49	0.37

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06937-0048	3-06911-0006	3-01189-0060	3-01684-0001
Address	2740 CROPSEY AVENUE	2629 CROPSEY AVENUE	49 CROWN STREET	362 MALCOLM X BOULEVARD
Neighborhood	GRAVESEND	GRAVESEND	CROWN HEIGHTS	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	320	106	321	248
Year Built	1962	1987	1973	1980
Gross SqFt	440,000	75,586	320,000	302,400
Estimated Gross Income	\$5,244,800	\$1,522,242	\$3,815,517	\$3,072,136
Gross Income per SqFt	\$11.92	\$20.14	\$11.92	\$10.16
Estimated Expense	\$2,675,200	\$671,997	\$1,945,914	\$1,781,839
Expense SqFt	\$6.08	\$8.89	\$6.08	\$5.89
Net Operating Income	\$2,569,600	\$850,245	\$1,869,603	\$1,290,297
Full Market Value	\$15,916,000	\$6,151,000	\$11,580,000	\$7,526,000
Market Value per SqFt	\$36.17	\$81.38	\$36.19	\$24.89
Distance from Cooperative in miles		0.23	5.79	7.03

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06962-0011	3-07055-0013	3-07052-0034	3-05666-0012
Address	2659 WEST 36 STREET	2950 WEST 24 STREET	2966 WEST 28 STREET	920 53 STREET
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	BOROUGH PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	157	360	333	88
Year Built	1965	1972	1970	1999
Gross SqFt	131,439	380,000	453,758	59,849
Estimated Gross Income	\$1,636,416	\$6,516,416	\$5,650,661	\$589,539
Gross Income per SqFt	\$12.45	\$17.15	\$12.45	\$9.85
Estimated Expense	\$718,971	\$2,838,244	\$2,482,576	\$280,110
Expense SqFt	\$5.47	\$7.47	\$5.47	\$4.68
Net Operating Income	\$917,445	\$3,678,172	\$3,168,085	\$309,429
Full Market Value	\$5,778,000	\$25,623,000	\$19,954,000	\$1,805,000
Market Value per SqFt	\$43.96	\$67.43	\$43.97	\$30.16
Distance from Cooperative in miles		0.68	0.57	3.93

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07084-0039	3-06750-0050	3-06911-0006	3-06264-0029
Address	225 AVENUE T	1219 AVENUE O	2629 CROPSEY AVENUE	2160 78 STREET
Neighborhood	GRAVESEND	MIDWOOD	GRAVESEND	BENSONHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	120	120	106	52
Year Built	1960	1985	1987	1991
Gross SqFt	113,442	92,768	75,586	51,419
Estimated Gross Income	\$2,239,345	\$1,831,252	\$1,522,242	\$986,073
Gross Income per SqFt	\$19.74	\$19.74	\$20.14	\$19.18
Estimated Expense	\$930,224	\$760,458	\$671,997	\$410,251
Expense SqFt	\$8.20	\$8.20	\$8.89	\$7.98
Net Operating Income	\$1,309,121	\$1,070,794	\$850,245	\$575,822
Full Market Value	\$8,595,000	\$7,712,000	\$6,151,000	\$4,122,000
Market Value per SqFt	\$75.77	\$83.13	\$81.38	\$80.16
Distance from Cooperative in miles		1.25	0.96	0.86

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07109-0001	3-06795-0034	3-07112-0001	3-06795-0053
Address	602 AVENUE T	1776 EAST 13 STREET	2001 EAST 9 STREET	1205 AVENUE R
Neighborhood	OCEAN PARKWAY-SOUTH	MADISON	OCEAN PARKWAY-SOUTH	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	65	60	48
Year Built	1938	1937	1939	1936
Gross SqFt	79,920	64,400	71,400	54,100
Estimated Gross Income	\$740,059	\$596,403	\$833,220	\$460,296
Gross Income per SqFt	\$9.26	\$9.26	\$11.67	\$8.51
Estimated Expense	\$389,210	\$313,410	\$337,097	\$276,462
Expense SqFt	\$4.87	\$4.87	\$4.72	\$5.11
Net Operating Income	\$350,849	\$282,993	\$496,123	\$183,834
Full Market Value	\$2,043,000	\$1,440,000	\$2,069,000	\$1,070,000
Market Value per SqFt	\$25.56	\$22.36	\$28.98	\$19.78
Distance from Cooperative in miles		0.58	0.15	0.58

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07158-0063	3-07179-0042	3-07197-0001	3-07458-0036
Address	2265 OCEAN PARKWAY	2411 EAST 3 STREET	388 AVENUE X	3255 SHORE PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	70	76	76
Year Built	1956	1958	1957	1955
Gross SqFt	64,080	63,600	74,834	64,600
Estimated Gross Income	\$936,850	\$1,019,285	\$1,035,983	\$944,191
Gross Income per SqFt	\$14.62	\$16.03	\$13.84	\$14.62
Estimated Expense	\$403,063	\$461,248	\$437,823	\$406,503
Expense SqFt	\$6.29	\$7.25	\$5.85	\$6.29
Net Operating Income	\$533,787	\$558,037	\$598,160	\$537,688
Full Market Value	\$3,552,000	\$3,818,000	\$3,909,000	\$3,239,000
Market Value per SqFt	\$55.43	\$60.03	\$52.24	\$50.14
Distance from Cooperative in miles		0.22	0.39	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07159-0040	3-07159-0146	3-07396-0066	3-07158-0033
Address	735 AVENUE W	815 GRAVESEND NECK ROAD	2323 EAST 12 STREET	2245 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	100	92	74
Year Built	1962	1962	1961	1958
Gross SqFt	91,200	108,000	84,263	67,620
Estimated Gross Income	\$1,250,352	\$1,480,281	\$1,105,355	\$950,389
Gross Income per SqFt	\$13.71	\$13.71	\$13.12	\$14.05
Estimated Expense	\$475,152	\$562,290	\$575,880	\$412,414
Expense SqFt	\$5.21	\$5.21	\$6.83	\$6.10
Net Operating Income	\$775,200	\$917,991	\$529,475	\$537,975
Full Market Value	\$5,051,000	\$4,332,000	\$3,143,000	\$3,534,000
Market Value per SqFt	\$55.38	\$40.11	\$37.30	\$52.26
Distance from Cooperative in miles		0.09	0.20	0.13

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07178-0022	3-07238-0002	3-07433-0013	3-08764-0028
Address	2400 EAST 3 STREET	9 MURDOCK COURT	1230 AVENUE Y	2775 HOMECREST AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	180	145	188
Year Built	1957	1949	1961	1960
Gross SqFt	156,610	169,632	151,800	194,425
Estimated Gross Income	\$2,252,052	\$2,439,513	\$2,330,406	\$2,536,031
Gross Income per SqFt	\$14.38	\$14.38	\$15.35	\$13.04
Estimated Expense	\$898,941	\$973,340	\$974,163	\$1,355,766
Expense SqFt	\$5.74	\$5.74	\$6.42	\$6.97
Net Operating Income	\$1,353,111	\$1,466,173	\$1,356,243	\$1,180,265
Full Market Value	\$8,958,000	\$7,127,000	\$9,160,000	\$7,560,000
Market Value per SqFt	\$57.20	\$42.01	\$60.34	\$38.88
Distance from Cooperative in miles		0.40	0.60	0.81

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07181-0001	3-07200-0008	3-07199-0005	3-07128-0005
Address	2310 OCEAN PARKWAY	444 AVENUE X	20 OCEAN COURT	380 AVENUE U
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	50	65	60
Year Built	1954	1960	1963	1962
Gross SqFt	67,000	50,400	43,890	54,100
Estimated Gross Income	\$915,890	\$688,776	\$699,835	\$615,000
Gross Income per SqFt	\$13.67	\$13.67	\$15.95	\$11.37
Estimated Expense	\$371,180	\$279,165	\$299,106	\$322,192
Expense SqFt	\$5.54	\$5.54	\$6.81	\$5.96
Net Operating Income	\$544,710	\$409,611	\$400,729	\$292,808
Full Market Value	\$3,546,000	\$2,666,000	\$2,737,000	\$1,759,000
Market Value per SqFt	\$52.93	\$52.90	\$62.36	\$32.51
Distance from Cooperative in miles		0.14	0.19	0.34

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07182-0031	3-07023-0021	3-06681-0126	3-07457-0046
Address	527 AVENUE X	2838 STILLWELL AVENUE	1862 EAST 2 STREET	2685 HOMECREST AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	CONEY ISLAND	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	44	41	19	76
Year Built	1962	2005	2007	1959
Gross SqFt	26,784	37,797	51,995	54,678
Estimated Gross Income	\$470,595	\$664,091	\$729,758	\$1,032,695
Gross Income per SqFt	\$17.57	\$17.57	\$14.04	\$18.89
Estimated Expense	\$200,076	\$282,262	\$357,581	\$382,739
Expense SqFt	\$7.47	\$7.47	\$6.88	\$7.00
Net Operating Income	\$270,519	\$381,829	\$372,177	\$649,956
Full Market Value	\$1,896,000	\$2,676,000	\$2,445,000	\$3,582,000
Market Value per SqFt	\$70.79	\$70.80	\$47.02	\$65.51
Distance from Cooperative in miles		1.35	0.94	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07182-0046	3-07179-0042	3-07158-0033	3-07128-0005
Address	2373 OCEAN PARKWAY	2411 EAST 3 STREET	2245 OCEAN PARKWAY	380 AVENUE U
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	70	74	60
Year Built	1960	1958	1958	1962
Gross SqFt	52,800	63,600	67,620	54,100
Estimated Gross Income	\$741,840	\$1,019,285	\$950,389	\$615,000
Gross Income per SqFt	\$14.05	\$16.03	\$14.05	\$11.37
Estimated Expense	\$322,080	\$461,248	\$412,414	\$322,192
Expense SqFt	\$6.10	\$7.25	\$6.10	\$5.96
Net Operating Income	\$419,760	\$558,037	\$537,975	\$292,808
Full Market Value	\$2,758,000	\$3,818,000	\$3,534,000	\$1,759,000
Market Value per SqFt	\$52.23	\$60.03	\$52.26	\$32.51
Distance from Cooperative in miles		0.18	0.24	0.45

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07214-0001	3-07234-0150	3-07234-0100	
Address	2525 WEST 2 STREET	2661 WEST 2 STREET	2611 WEST 2 STREET	
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	180	120	120	
Year Built	1957	1949	1949	
Gross SqFt	177,000	97,440	97,440	
Estimated Gross Income	\$2,957,670	\$1,626,346	\$1,630,521	
Gross Income per SqFt	\$16.71	\$16.69	\$16.73	
Estimated Expense	\$1,115,100	\$613,670	\$613,460	
Expense SqFt	\$6.30	\$6.30	\$6.30	
Net Operating Income	\$1,842,570	\$1,012,676	\$1,017,061	
Full Market Value	\$12,747,000	\$7,003,000	\$7,039,000	
Market Value per SqFt	\$72.02	\$71.87	\$72.24	
Distance from Cooperative in miles		0.15	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07218-0059	3-07197-0001	3-07238-0082	3-07219-0015
Address	2580 OCEAN PARKWAY	388 AVENUE X	9 NIXON COURT	2510 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	76	120	63
Year Built	1961	1957	1951	1962
Gross SqFt	87,024	74,834	97,440	62,115
Estimated Gross Income	\$1,422,842	\$1,035,983	\$1,626,346	\$1,015,550
Gross Income per SqFt	\$16.35	\$13.84	\$16.69	\$16.35
Estimated Expense	\$524,755	\$437,823	\$658,346	\$374,312
Expense SqFt	\$6.03	\$5.85	\$6.76	\$6.03
Net Operating Income	\$898,087	\$598,160	\$968,000	\$641,238
Full Market Value	\$6,178,000	\$3,909,000	\$6,694,000	\$4,411,000
Market Value per SqFt	\$70.99	\$52.24	\$68.70	\$71.01
Distance from Cooperative in miles		0.20	0.12	0.10

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07223-0011	3-07179-0042	3-07457-0046	
Address	2514 EAST 7 STREET	2411 EAST 3 STREET	2685 HOMECREST AVENUE	
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	70	76	
Year Built	1953	1958	1959	
Gross SqFt	80,186	63,600	54,678	
Estimated Gross Income	\$1,400,048	\$1,019,285	\$1,032,695	
Gross Income per SqFt	\$17.46	\$16.03	\$18.89	
Estimated Expense	\$550,076	\$461,248	\$382,739	
Expense SqFt	\$6.86	\$7.25	\$7.00	
Net Operating Income	\$849,972	\$558,037	\$649,956	
Full Market Value	\$5,948,000	\$3,818,000	\$3,582,000	
Market Value per SqFt	\$74.18	\$60.03	\$65.51	
Distance from Cooperative in miles		0.35	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07224-0037	3-07219-0015	3-07200-0008	3-07216-0038
Address	701 GERALD COURT	2510 OCEAN PARKWAY	444 AVENUE X	675 AVENUE Z
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	63	50	60
Year Built	1953	1962	1960	1951
Gross SqFt	63,511	62,115	50,400	58,570
Estimated Gross Income	\$884,073	\$1,015,550	\$688,776	\$815,260
Gross Income per SqFt	\$13.92	\$16.35	\$13.67	\$13.92
Estimated Expense	\$343,595	\$374,312	\$279,165	\$317,029
Expense SqFt	\$5.41	\$6.03	\$5.54	\$5.41
Net Operating Income	\$540,478	\$641,238	\$409,611	\$498,231
Full Market Value	\$3,540,000	\$4,411,000	\$2,666,000	\$3,234,000
Market Value per SqFt	\$55.74	\$71.01	\$52.90	\$55.22
Distance from Cooperative in miles		0.29	0.28	0.42

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07224-0050	3-07179-0042	3-07458-0001	
Address	2531 EAST 7 STREET	2411 EAST 3 STREET	2611 EAST 13 STREET	
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	84	70	64	
Year Built	1953	1958	1958	
Gross SqFt	122,009	63,600	61,104	
Estimated Gross Income	\$2,009,488	\$1,019,285	\$1,032,910	
Gross Income per SqFt	\$16.47	\$16.03	\$16.90	
Estimated Expense	\$806,479	\$461,248	\$397,931	
Expense SqFt	\$6.61	\$7.25	\$6.51	
Net Operating Income	\$1,203,009	\$558,037	\$634,979	
Full Market Value	\$8,292,000	\$3,818,000	\$4,407,000	
Market Value per SqFt	\$67.96	\$60.03	\$72.12	
Distance from Cooperative in miles		0.40	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07224-0128	3-07414-0033	3-07199-0005	3-08792-0063
Address	702 KATHLEEN COURT	1229 AVENUE Y	20 OCEAN COURT	2801 EMMONS AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	36	55	65	55
Year Built	1953	1962	1963	2004
Gross SqFt	41,932	46,087	43,890	45,054
Estimated Gross Income	\$668,815	\$620,501	\$699,835	\$1,070,824
Gross Income per SqFt	\$15.95	\$13.46	\$15.95	\$23.77
Estimated Expense	\$285,557	\$297,920	\$299,106	\$241,245
Expense SqFt	\$6.81	\$6.46	\$6.81	\$5.35
Net Operating Income	\$383,258	\$322,581	\$400,729	\$829,579
Full Market Value	\$2,618,000	\$2,024,000	\$2,737,000	\$5,574,000
Market Value per SqFt	\$62.43	\$43.92	\$62.36	\$123.72
Distance from Cooperative in miles		0.29	0.31	1.12

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07238-0042	3-07023-0021	3-07179-0042	3-07197-0001
Address	2610 OCEAN PARKWAY	2838 STILLWELL AVENUE	2411 EAST 3 STREET	388 AVENUE X
Neighborhood	OCEAN PARKWAY-SOUTH	CONEY ISLAND	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	41	70	76
Year Built	1964	2005	1958	1957
Gross SqFt	51,800	37,797	63,600	74,834
Estimated Gross Income	\$830,354	\$664,091	\$1,019,285	\$1,035,983
Gross Income per SqFt	\$16.03	\$17.57	\$16.03	\$13.84
Estimated Expense	\$347,578	\$282,262	\$461,248	\$437,823
Expense SqFt	\$6.71	\$7.47	\$7.25	\$5.85
Net Operating Income	\$482,776	\$381,829	\$558,037	\$598,160
Full Market Value	\$3,303,000	\$2,676,000	\$3,818,000	\$3,909,000
Market Value per SqFt	\$63.76	\$70.80	\$60.03	\$52.24
Distance from Cooperative in miles		0.94	0.41	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07238-0049	3-07219-0015	3-07216-0038	3-07457-0046
Address	2620 OCEAN PARKWAY	2510 OCEAN PARKWAY	675 AVENUE Z	2685 HOMECREST AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	63	60	76
Year Built	1960	1962	1951	1959
Gross SqFt	67,272	62,115	58,570	54,678
Estimated Gross Income	\$1,099,897	\$1,015,550	\$815,260	\$1,032,695
Gross Income per SqFt	\$16.35	\$16.35	\$13.92	\$18.89
Estimated Expense	\$405,650	\$374,312	\$317,029	\$382,739
Expense SqFt	\$6.03	\$6.03	\$5.41	\$7.00
Net Operating Income	\$694,247	\$641,238	\$498,231	\$649,956
Full Market Value	\$4,776,000	\$4,411,000	\$3,234,000	\$3,582,000
Market Value per SqFt	\$71.00	\$71.01	\$55.22	\$65.51
Distance from Cooperative in miles		0.16	0.11	0.60

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07238-0115	3-07433-0013	3-07238-0082	3-07237-0002
Address	2650 OCEAN PARKWAY	1230 AVENUE Y	9 NIXON COURT	2775 SHORE PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	190	145	120	120
Year Built	1962	1961	1951	1951
Gross SqFt	201,360	151,800	97,440	97,440
Estimated Gross Income	\$3,360,698	\$2,330,406	\$1,626,346	\$1,626,347
Gross Income per SqFt	\$16.69	\$15.35	\$16.69	\$16.69
Estimated Expense	\$1,361,194	\$974,163	\$658,346	\$653,346
Expense SqFt	\$6.76	\$6.42	\$6.76	\$6.71
Net Operating Income	\$1,999,504	\$1,356,243	\$968,000	\$973,001
Full Market Value	\$13,828,000	\$9,160,000	\$6,694,000	\$6,729,000
Market Value per SqFt	\$68.67	\$60.34	\$68.70	\$69.06
Distance from Cooperative in miles		0.60	0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07244-0058	3-07458-0001	3-07219-0015	
Address	711 MONTAUK COURT	2611 EAST 13 STREET	2510 OCEAN PARKWAY	
Neighborhood	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	64	63	
Year Built	1955	1958	1962	
Gross SqFt	85,680	61,104	62,115	
Estimated Gross Income	\$1,424,858	\$1,032,910	\$1,015,550	
Gross Income per SqFt	\$16.63	\$16.90	\$16.35	
Estimated Expense	\$537,214	\$397,931	\$374,312	
Expense SqFt	\$6.27	\$6.51	\$6.03	
Net Operating Income	\$887,644	\$634,979	\$641,238	
Full Market Value	\$6,133,000	\$4,407,000	\$4,411,000	
Market Value per SqFt	\$71.58	\$72.12	\$71.01	
Distance from Cooperative in miles		0.30	0.34	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07244-0105	3-07458-0062	3-08765-0019	3-07457-0046
Address	2675 EAST 7 STREET	2625 EAST 13 STREET	2740 EAST 13 STREET	2685 HOMECREST AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	77	72	76
Year Built	1956	1957	1960	1959
Gross SqFt	120,269	72,840	73,217	54,678
Estimated Gross Income	\$1,766,752	\$1,070,223	\$928,331	\$1,032,695
Gross Income per SqFt	\$14.69	\$14.69	\$12.68	\$18.89
Estimated Expense	\$662,682	\$401,608	\$510,405	\$382,739
Expense SqFt	\$5.51	\$5.51	\$6.97	\$7.00
Net Operating Income	\$1,104,070	\$668,615	\$417,926	\$649,956
Full Market Value	\$7,358,000	\$4,457,000	\$2,601,000	\$3,582,000
Market Value per SqFt	\$61.18	\$61.19	\$35.52	\$65.51
Distance from Cooperative in miles		0.31	0.29	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07250-0001	3-04271-9001	3-07052-0034	3-06979-0100
Address	2790 WEST 5 STREET	735 LINCOLN AVENUE	2966 WEST 28 STREET	3521 NEPTUNE AVENUE
Neighborhood	CONEY ISLAND	EAST NEW YORK	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	1,038	1,276	333	335
Year Built	1963	1971	1970	1974
Gross SqFt	1,259,938	1,396,750	453,758	366,000
Estimated Gross Income	\$15,686,228	\$16,864,606	\$5,650,661	\$5,519,342
Gross Income per SqFt	\$12.45	\$12.07	\$12.45	\$15.08
Estimated Expense	\$6,891,861	\$11,130,640	\$2,482,576	\$2,722,675
Expense SqFt	\$5.47	\$7.97	\$5.47	\$7.44
Net Operating Income	\$8,794,367	\$5,733,966	\$3,168,085	\$2,796,667
Full Market Value	\$55,377,000	\$41,664,000	\$19,954,000	\$18,209,000
Market Value per SqFt	\$43.95	\$29.83	\$43.97	\$49.75
Distance from Cooperative in miles		8.43	1.24	1.53

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07253-0001	3-04452-0001	3-04435-0001	
Address	2830 OCEAN PARKWAY	1260 CROTON LOOP	1155 PENNSYLVANIA AVENUE	
Neighborhood	CONEY ISLAND	SPRING CREEK	SPRING CREEK	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	1,557	1,168	1,092	
Year Built	1962	1972	1971	
Gross SqFt	1,800,000	1,493,793	997,720	
Estimated Gross Income	\$27,036,000	\$22,842,387	\$14,706,775	
Gross Income per SqFt	\$15.02	\$15.29	\$14.74	
Estimated Expense	\$15,570,000	\$13,446,882	\$8,270,699	
Expense SqFt	\$8.65	\$9.00	\$8.29	
Net Operating Income	\$11,466,000	\$9,395,505	\$6,436,076	
Full Market Value	\$76,948,000	\$63,389,000	\$42,939,000	
Market Value per SqFt	\$42.75	\$42.43	\$43.04	
Distance from Cooperative in miles		6.46	6.69	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07260-0009	3-08686-0031	3-07260-0045	3-07198-0006
Address	2815 OCEAN PARKWAY	301 BRIGHTWATER COURT	2850 OCEAN PARKWAY	410 AVENUE X
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	48	110	45
Year Built	1963	1931	1955	1957
Gross SqFt	59,700	46,920	107,900	43,974
Estimated Gross Income	\$731,922	\$563,491	\$1,322,348	\$656,031
Gross Income per SqFt	\$12.26	\$12.01	\$12.26	\$14.92
Estimated Expense	\$309,843	\$207,584	\$559,664	\$268,210
Expense SqFt	\$5.19	\$4.42	\$5.19	\$6.10
Net Operating Income	\$422,079	\$355,907	\$762,684	\$387,821
Full Market Value	\$2,643,000	\$1,379,000	\$4,776,000	\$2,597,000
Market Value per SqFt	\$44.27	\$29.39	\$44.26	\$59.06
Distance from Cooperative in miles		0.40	0.00	0.55

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07260-0020	3-07179-0042	3-07458-0001	3-07199-0005
Address	2785 OCEAN PARKWAY	2411 EAST 3 STREET	2611 EAST 13 STREET	20 OCEAN COURT
Neighborhood	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	70	64	65
Year Built	1964	1958	1958	1963
Gross SqFt	67,684	63,600	61,104	43,890
Estimated Gross Income	\$1,084,975	\$1,019,285	\$1,032,910	\$699,835
Gross Income per SqFt	\$16.03	\$16.03	\$16.90	\$15.95
Estimated Expense	\$454,160	\$461,248	\$397,931	\$299,106
Expense SqFt	\$6.71	\$7.25	\$6.51	\$6.81
Net Operating Income	\$630,815	\$558,037	\$634,979	\$400,729
Full Market Value	\$4,316,000	\$3,818,000	\$4,407,000	\$2,737,000
Market Value per SqFt	\$63.77	\$60.03	\$72.12	\$62.36
Distance from Cooperative in miles		0.70	0.66	0.56

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07260-0028	3-07433-0013	3-07234-0100	3-08665-0547
Address	2727 OCEAN PARKWAY	1230 AVENUE Y	2611 WEST 2 STREET	2911 BRIGHTON 5 STREET
Neighborhood	BRIGHTON BEACH	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	174	145	120	106
Year Built	1956	1961	1949	1963
Gross SqFt	150,000	151,800	97,440	100,300
Estimated Gross Income	\$2,302,500	\$2,330,406	\$1,630,521	\$1,464,337
Gross Income per SqFt	\$15.35	\$15.35	\$16.73	\$14.60
Estimated Expense	\$963,000	\$974,163	\$613,460	\$597,259
Expense SqFt	\$6.42	\$6.42	\$6.30	\$5.95
Net Operating Income	\$1,339,500	\$1,356,243	\$1,017,061	\$867,078
Full Market Value	\$9,047,000	\$9,160,000	\$7,039,000	\$4,832,000
Market Value per SqFt	\$60.31	\$60.34	\$72.24	\$48.18
Distance from Cooperative in miles		0.67	0.31	0.18

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07268-0001	3-07055-0013	3-07058-0013	
Address	2885 WEST 12 STREET	2950 WEST 24 STREET	2920 WEST 21 STREET	
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	1,760	360	224	
Year Built	1960	1972	1975	
Gross SqFt	1,736,700	380,000	230,836	
Estimated Gross Income	\$29,124,459	\$6,516,416	\$3,782,089	
Gross Income per SqFt	\$16.77	\$17.15	\$16.38	
Estimated Expense	\$12,695,277	\$2,838,244	\$1,650,163	
Expense SqFt	\$7.31	\$7.47	\$7.15	
Net Operating Income	\$16,429,182	\$3,678,172	\$2,131,926	
Full Market Value	\$105,086,000	\$25,623,000	\$9,379,000	
Market Value per SqFt	\$60.51	\$67.43	\$40.63	
Distance from Cooperative in miles		0.73	0.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07273-0025	3-07274-0020	3-07274-0035	3-06467-0012
Address	2928 WEST 5 STREET	2940 OCEAN PARKWAY	3000 OCEAN PARKWAY	8831 20 AVENUE
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	BATH BEACH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	572	445	441	462
Year Built	1964	1964	1964	1948
Gross SqFt	623,806	470,000	470,000	356,010
Estimated Gross Income	\$10,274,085	\$7,352,374	\$7,742,654	\$5,910,461
Gross Income per SqFt	\$16.47	\$15.64	\$16.47	\$16.60
Estimated Expense	\$4,298,023	\$3,433,279	\$3,236,084	\$3,073,440
Expense SqFt	\$6.89	\$7.30	\$6.89	\$8.63
Net Operating Income	\$5,976,062	\$3,919,095	\$4,506,570	\$2,837,021
Full Market Value	\$41,191,000	\$26,615,000	\$31,061,000	\$18,857,000
Market Value per SqFt	\$66.03	\$56.63	\$66.09	\$52.97
Distance from Cooperative in miles		0.16	0.16	2.13

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07273-0050	3-07274-0020	3-07274-0035	3-06467-0012
Address	2940 WEST 5 STREET	2940 OCEAN PARKWAY	3000 OCEAN PARKWAY	8831 20 AVENUE
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	BATH BEACH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	572	445	441	462
Year Built	1964	1964	1964	1948
Gross SqFt	623,806	470,000	470,000	356,010
Estimated Gross Income	\$10,274,085	\$7,352,374	\$7,742,654	\$5,910,461
Gross Income per SqFt	\$16.47	\$15.64	\$16.47	\$16.60
Estimated Expense	\$4,298,023	\$3,433,279	\$3,236,084	\$3,073,440
Expense SqFt	\$6.89	\$7.30	\$6.89	\$8.63
Net Operating Income	\$5,976,062	\$3,919,095	\$4,506,570	\$2,837,021
Full Market Value	\$41,191,000	\$26,615,000	\$31,061,000	\$18,857,000
Market Value per SqFt	\$66.03	\$56.63	\$66.09	\$52.97
Distance from Cooperative in miles		0.16	0.16	2.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07274-0001	3-07274-0020	3-07274-0035	3-06467-0012
Address	460 NEPTUNE AVENUE	2940 OCEAN PARKWAY	3000 OCEAN PARKWAY	8831 20 AVENUE
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	BATH BEACH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	572	445	441	462
Year Built	1964	1964	1964	1948
Gross SqFt	623,800	470,000	470,000	356,010
Estimated Gross Income	\$10,273,986	\$7,352,374	\$7,742,654	\$5,910,461
Gross Income per SqFt	\$16.47	\$15.64	\$16.47	\$16.60
Estimated Expense	\$4,297,982	\$3,433,279	\$3,236,084	\$3,073,440
Expense SqFt	\$6.89	\$7.30	\$6.89	\$8.63
Net Operating Income	\$5,976,004	\$3,919,095	\$4,506,570	\$2,837,021
Full Market Value	\$41,191,000	\$26,615,000	\$31,061,000	\$18,857,000
Market Value per SqFt	\$66.03	\$56.63	\$66.09	\$52.97
Distance from Cooperative in miles		0.00	0.00	2.25

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07274-0015	3-07274-0020	3-07274-0035	3-06467-0012
Address	440 NEPTUNE AVENUE	2940 OCEAN PARKWAY	3000 OCEAN PARKWAY	8831 20 AVENUE
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	BATH BEACH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	572	445	441	462
Year Built	1964	1964	1964	1948
Gross SqFt	623,806	470,000	470,000	356,010
Estimated Gross Income	\$10,274,085	\$7,352,374	\$7,742,654	\$5,910,461
Gross Income per SqFt	\$16.47	\$15.64	\$16.47	\$16.60
Estimated Expense	\$4,298,023	\$3,433,279	\$3,236,084	\$3,073,440
Expense SqFt	\$6.89	\$7.30	\$6.89	\$8.63
Net Operating Income	\$5,976,062	\$3,919,095	\$4,506,570	\$2,837,021
Full Market Value	\$41,191,000	\$26,615,000	\$31,061,000	\$18,857,000
Market Value per SqFt	\$66.03	\$56.63	\$66.09	\$52.97
Distance from Cooperative in miles		0.00	0.00	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07274-0060	3-07274-0020	3-07274-0035	3-06467-0012
Address	2915 WEST 5 STREET	2940 OCEAN PARKWAY	3000 OCEAN PARKWAY	8831 20 AVENUE
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	BATH BEACH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	528	445	441	462
Year Built	1964	1964	1964	1948
Gross SqFt	491,050	470,000	470,000	356,010
Estimated Gross Income	\$8,087,594	\$7,352,374	\$7,742,654	\$5,910,461
Gross Income per SqFt	\$16.47	\$15.64	\$16.47	\$16.60
Estimated Expense	\$3,383,335	\$3,433,279	\$3,236,084	\$3,073,440
Expense SqFt	\$6.89	\$7.30	\$6.89	\$8.63
Net Operating Income	\$4,704,259	\$3,919,095	\$4,506,570	\$2,837,021
Full Market Value	\$32,425,000	\$26,615,000	\$31,061,000	\$18,857,000
Market Value per SqFt	\$66.03	\$56.63	\$66.09	\$52.97
Distance from Cooperative in miles		0.00	0.00	2.25

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07293-0003	3-07294-0049	3-06767-0066	3-07317-0023
Address	1410 AVENUE S	1985 EAST 15 STREET	2055 OCEAN AVENUE	2044 EAST 13 STREET
Neighborhood	MADISON	MADISON	MIDWOOD	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	54	48
Year Built	1939	1930	1928	1934
Gross SqFt	50,400	36,000	55,200	46,800
Estimated Gross Income	\$534,240	\$493,402	\$559,312	\$496,170
Gross Income per SqFt	\$10.60	\$13.71	\$10.13	\$10.60
Estimated Expense	\$221,256	\$230,349	\$315,224	\$205,657
Expense SqFt	\$4.39	\$6.40	\$5.71	\$4.39
Net Operating Income	\$312,984	\$263,053	\$244,088	\$290,513
Full Market Value	\$1,847,000	\$1,512,000	\$1,421,000	\$1,234,000
Market Value per SqFt	\$36.65	\$42.00	\$25.74	\$26.37
Distance from Cooperative in miles		0.05	0.73	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07299-0001	3-06825-0008	3-07350-0055	
Address	2375 OCEAN AVENUE	2270 OCEAN AVENUE	2147 EAST 17 STREET	
Neighborhood	MADISON	MADISON	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	53	60	
Year Built	1941	1931	1939	
Gross SqFt	73,800	56,600	57,552	
Estimated Gross Income	\$944,640	\$635,590	\$826,621	
Gross Income per SqFt	\$12.80	\$11.23	\$14.36	
Estimated Expense	\$375,642	\$285,535	\$295,409	
Expense SqFt	\$5.09	\$5.04	\$5.13	
Net Operating Income	\$568,998	\$350,055	\$531,212	
Full Market Value	\$3,620,000	\$1,670,000	\$2,262,000	
Market Value per SqFt	\$49.05	\$29.51	\$39.30	
Distance from Cooperative in miles		0.18	0.36	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07322-0007	3-07352-0039	3-07299-0057	3-07299-0071
Address	1716 AVENUE T	2630 OCEAN AVENUE	2435 OCEAN AVENUE	2387 OCEAN AVENUE
Neighborhood	MADISON	SHEEPSHEAD BAY	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	48	65	66
Year Built	1932	1940	1941	1939
Gross SqFt	55,800	53,530	71,400	71,400
Estimated Gross Income	\$641,142	\$610,892	\$820,612	\$895,237
Gross Income per SqFt	\$11.49	\$11.41	\$11.49	\$12.54
Estimated Expense	\$324,198	\$334,838	\$414,529	\$456,571
Expense SqFt	\$5.81	\$6.26	\$5.81	\$6.39
Net Operating Income	\$316,944	\$276,054	\$406,083	\$438,666
Full Market Value	\$1,888,000	\$1,399,000	\$2,275,000	\$1,996,000
Market Value per SqFt	\$33.84	\$26.13	\$31.86	\$27.96
Distance from Cooperative in miles		0.18	0.23	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07323-0025	3-06819-0001	3-06796-0075	
Address	2060 EAST 19 STREET	1310 AVENUE R	1735 EAST 13 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	89	80	94	
Year Built	1964	1962	1962	
Gross SqFt	79,356	88,356	90,000	
Estimated Gross Income	\$947,511	\$1,011,964	\$1,118,598	
Gross Income per SqFt	\$11.94	\$11.45	\$12.43	
Estimated Expense	\$419,000	\$415,342	\$526,575	
Expense SqFt	\$5.28	\$4.70	\$5.85	
Net Operating Income	\$528,511	\$596,622	\$592,023	
Full Market Value	\$3,200,000	\$3,208,000	\$3,544,000	
Market Value per SqFt	\$40.32	\$36.31	\$39.38	
Distance from Cooperative in miles		0.41	0.56	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07335-0068	3-06819-0001	3-06818-0082	
Address	3395 NOSTRAND AVENUE	1310 AVENUE R	1833 EAST 12 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	100	80	81	
Year Built	1963	1962	1959	
Gross SqFt	90,000	88,356	82,000	
Estimated Gross Income	\$1,025,100	\$1,011,964	\$927,977	
Gross Income per SqFt	\$11.39	\$11.45	\$11.32	
Estimated Expense	\$441,900	\$415,342	\$418,831	
Expense SqFt	\$4.91	\$4.70	\$5.11	
Net Operating Income	\$583,200	\$596,622	\$509,146	
Full Market Value	\$3,547,000	\$3,208,000	\$2,715,000	
Market Value per SqFt	\$39.41	\$36.31	\$33.11	
Distance from Cooperative in miles		0.93	0.98	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07355-0042	3-06795-0034	3-07380-0071	3-07381-0065
Address	2195 EAST 22 STREET	1776 EAST 13 STREET	2245 EAST 19 STREET	2709 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	MADISON	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	65	60	59
Year Built	1942	1937	1941	1938
Gross SqFt	84,000	64,400	84,000	72,600
Estimated Gross Income	\$768,600	\$596,403	\$768,831	\$637,042
Gross Income per SqFt	\$9.15	\$9.26	\$9.15	\$8.77
Estimated Expense	\$307,440	\$313,410	\$307,743	\$289,145
Expense SqFt	\$3.66	\$4.87	\$3.66	\$3.98
Net Operating Income	\$461,160	\$282,993	\$461,088	\$347,897
Full Market Value	\$2,595,000	\$1,440,000	\$1,624,000	\$1,659,000
Market Value per SqFt	\$30.89	\$22.36	\$19.33	\$22.85
Distance from Cooperative in miles		0.82	0.24	0.20

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07369-0027	3-07308-0032	3-07309-0040	3-07422-0146
Address	2190 BRIGHAM STREET	3280 NOSTRAND AVENUE	3301 NOSTRAND AVENUE	2835 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	MADISON	MADISON	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	181	214	200
Year Built	1952	1961	1960	1949
Gross SqFt	167,760	186,257	178,028	159,996
Estimated Gross Income	\$2,721,067	\$3,021,222	\$2,973,536	\$2,163,921
Gross Income per SqFt	\$16.22	\$16.22	\$16.70	\$13.52
Estimated Expense	\$1,177,675	\$1,306,960	\$1,304,587	\$1,013,437
Expense SqFt	\$7.02	\$7.02	\$7.33	\$6.33
Net Operating Income	\$1,543,392	\$1,714,262	\$1,668,949	\$1,150,484
Full Market Value	\$10,592,000	\$11,765,000	\$11,543,000	\$6,897,000
Market Value per SqFt	\$63.14	\$63.17	\$64.84	\$43.11
Distance from Cooperative in miles		0.47	0.43	0.93

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07370-0021	3-08782-0034	3-07396-0053	
Address	3105 AVENUE V	4750 BEDFORD AVENUE	2355 EAST 12 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	144	112	121	
Year Built	1952	1964	1963	
Gross SqFt	154,263	105,440	114,300	
Estimated Gross Income	\$2,341,712	\$1,688,250	\$1,640,343	
Gross Income per SqFt	\$15.18	\$16.01	\$14.35	
Estimated Expense	\$1,038,190	\$794,365	\$678,215	
Expense SqFt	\$6.73	\$7.53	\$5.93	
Net Operating Income	\$1,303,522	\$893,885	\$962,128	
Full Market Value	\$8,776,000	\$6,114,000	\$6,364,000	
Market Value per SqFt	\$56.89	\$57.99	\$55.68	
Distance from Cooperative in miles		1.12	1.36	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07373-0029	3-07422-0917	3-06802-0014	
Address	2277 HOMECREST AVENUE	2440 EAST 29 STREET	2200 OCEAN AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	113	113	106	
Year Built	1962	1961	1952	
Gross SqFt	112,700	117,500	106,800	
Estimated Gross Income	\$1,440,306	\$1,464,993	\$1,396,996	
Gross Income per SqFt	\$12.78	\$12.47	\$13.08	
Estimated Expense	\$631,120	\$602,725	\$648,509	
Expense SqFt	\$5.60	\$5.13	\$6.07	
Net Operating Income	\$809,186	\$862,268	\$748,487	
Full Market Value	\$5,145,000	\$5,433,000	\$4,799,000	
Market Value per SqFt	\$45.65	\$46.24	\$44.93	
Distance from Cooperative in miles		0.87	0.87	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07380-0024	3-07352-0015	3-06821-0275	3-06818-0082
Address	2678 OCEAN AVENUE	2566 OCEAN AVENUE	1815 EAST 17 STREET	1833 EAST 12 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	66	84	81
Year Built	1963	1946	1964	1959
Gross SqFt	64,122	75,000	73,932	82,000
Estimated Gross Income	\$725,861	\$834,777	\$979,838	\$927,977
Gross Income per SqFt	\$11.32	\$11.13	\$13.25	\$11.32
Estimated Expense	\$327,663	\$360,554	\$433,496	\$418,831
Expense SqFt	\$5.11	\$4.81	\$5.86	\$5.11
Net Operating Income	\$398,198	\$474,223	\$546,342	\$509,146
Full Market Value	\$2,079,000	\$2,493,000	\$3,518,000	\$2,715,000
Market Value per SqFt	\$32.42	\$33.24	\$47.58	\$33.11
Distance from Cooperative in miles		0.18	0.72	0.75

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07381-0006	3-07321-0001	3-07200-0008	
Address	2020 AVENUE V	1600 AVENUE T	444 AVENUE X	
Neighborhood	SHEEPSHEAD BAY	MADISON	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	50	64	50	
Year Built	1961	1961	1960	
Gross SqFt	50,463	51,348	50,400	
Estimated Gross Income	\$701,940	\$726,076	\$688,776	
Gross Income per SqFt	\$13.91	\$14.14	\$13.67	
Estimated Expense	\$287,134	\$299,111	\$279,165	
Expense SqFt	\$5.69	\$5.83	\$5.54	
Net Operating Income	\$414,806	\$426,965	\$409,611	
Full Market Value	\$2,716,000	\$2,392,000	\$2,666,000	
Market Value per SqFt	\$53.82	\$46.58	\$52.90	
Distance from Cooperative in miles		0.33	0.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07381-0073	3-07322-0023	3-07465-0040	
Address	2701 OCEAN AVENUE	2044 EAST 18 STREET	3051 OCEAN AVENUE	
Neighborhood	SHEEPSHEAD BAY	MADISON	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	63	43	69	
Year Built	1959	1963	1938	
Gross SqFt	47,397	31,698	61,000	
Estimated Gross Income	\$588,197	\$376,431	\$789,199	
Gross Income per SqFt	\$12.41	\$11.88	\$12.94	
Estimated Expense	\$269,215	\$173,753	\$358,440	
Expense SqFt	\$5.68	\$5.48	\$5.88	
Net Operating Income	\$318,982	\$202,678	\$430,759	
Full Market Value	\$1,995,000	\$1,254,000	\$2,751,000	
Market Value per SqFt	\$42.09	\$39.56	\$45.10	
Distance from Cooperative in miles		0.36	0.61	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07381-0079	3-07352-0015	3-07396-0066	3-06819-0001
Address	2675 OCEAN AVENUE	2566 OCEAN AVENUE	2323 EAST 12 STREET	1310 AVENUE R
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	66	92	80
Year Built	1954	1946	1961	1962
Gross SqFt	98,000	75,000	84,263	88,356
Estimated Gross Income	\$1,122,100	\$834,777	\$1,105,355	\$1,011,964
Gross Income per SqFt	\$11.45	\$11.13	\$13.12	\$11.45
Estimated Expense	\$460,600	\$360,554	\$575,880	\$415,342
Expense SqFt	\$4.70	\$4.81	\$6.83	\$4.70
Net Operating Income	\$661,500	\$474,223	\$529,475	\$596,622
Full Market Value	\$4,032,000	\$2,493,000	\$3,143,000	\$3,208,000
Market Value per SqFt	\$41.14	\$33.24	\$37.30	\$36.31
Distance from Cooperative in miles		0.18	0.49	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07392-0001	3-07422-0146	3-07422-0917	
Address	2212 BRIGHAM STREET	2835 OCEAN AVENUE	2440 EAST 29 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	324	200	113	
Year Built	1953	1949	1961	
Gross SqFt	343,584	159,996	117,500	
Estimated Gross Income	\$4,466,592	\$2,163,921	\$1,464,993	
Gross Income per SqFt	\$13.00	\$13.52	\$12.47	
Estimated Expense	\$1,968,736	\$1,013,437	\$602,725	
Expense SqFt	\$5.73	\$6.33	\$5.13	
Net Operating Income	\$2,497,856	\$1,150,484	\$862,268	
Full Market Value	\$15,977,000	\$6,897,000	\$5,433,000	
Market Value per SqFt	\$46.50	\$43.11	\$46.24	
Distance from Cooperative in miles		0.86	0.51	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07397-0001	3-07396-0066	3-07413-0004	
Address	1075 SHEEPSHEAD BAY ROAD	2323 EAST 12 STREET	1230 AVENUE X	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	114	92	106	
Year Built	1963	1961	1962	
Gross SqFt	89,615	84,263	114,548	
Estimated Gross Income	\$1,150,657	\$1,105,355	\$1,438,000	
Gross Income per SqFt	\$12.84	\$13.12	\$12.55	
Estimated Expense	\$570,848	\$575,880	\$676,819	
Expense SqFt	\$6.37	\$6.83	\$5.91	
Net Operating Income	\$579,809	\$529,475	\$761,181	
Full Market Value	\$3,061,000	\$3,143,000	\$4,807,000	
Market Value per SqFt	\$34.16	\$37.30	\$41.96	
Distance from Cooperative in miles		0.04	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07397-0085	3-07158-0033	3-07378-0078	3-07179-0042
Address	1200 GRAVESSEND NECK ROAD	2245 OCEAN PARKWAY	2222 EAST 18 STREET	2411 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	74	67	70
Year Built	1963	1958	1963	1958
Gross SqFt	70,710	67,620	55,674	63,600
Estimated Gross Income	\$1,031,659	\$950,389	\$812,528	\$1,019,285
Gross Income per SqFt	\$14.59	\$14.05	\$14.59	\$16.03
Estimated Expense	\$434,867	\$412,414	\$342,491	\$461,248
Expense SqFt	\$6.15	\$6.10	\$6.15	\$7.25
Net Operating Income	\$596,792	\$537,975	\$470,037	\$558,037
Full Market Value	\$3,969,000	\$3,534,000	\$2,752,000	\$3,818,000
Market Value per SqFt	\$56.13	\$52.26	\$49.43	\$60.03
Distance from Cooperative in miles		0.35	0.31	0.49

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07398-0002	3-07378-0078	3-07414-0033	3-07458-0001
Address	2299 EAST 13 STREET	2222 EAST 18 STREET	1229 AVENUE Y	2611 EAST 13 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	67	55	64
Year Built	1960	1963	1962	1958
Gross SqFt	59,145	55,674	46,087	61,104
Estimated Gross Income	\$862,926	\$812,528	\$620,501	\$1,032,910
Gross Income per SqFt	\$14.59	\$14.59	\$13.46	\$16.90
Estimated Expense	\$363,742	\$342,491	\$297,920	\$397,931
Expense SqFt	\$6.15	\$6.15	\$6.46	\$6.51
Net Operating Income	\$499,184	\$470,037	\$322,581	\$634,979
Full Market Value	\$3,320,000	\$2,752,000	\$2,024,000	\$4,407,000
Market Value per SqFt	\$56.13	\$49.43	\$43.92	\$72.12
Distance from Cooperative in miles		0.26	0.19	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07404-0001	3-07350-0055	3-07441-0255	
Address	1900 AVENUE W	2147 EAST 17 STREET	2939 OCEAN AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	60	60	
Year Built	1940	1939	1929	
Gross SqFt	63,000	57,552	48,000	
Estimated Gross Income	\$864,360	\$826,621	\$627,978	
Gross Income per SqFt	\$13.72	\$14.36	\$13.08	
Estimated Expense	\$333,270	\$295,409	\$261,742	
Expense SqFt	\$5.29	\$5.13	\$5.45	
Net Operating Income	\$531,090	\$531,212	\$366,236	
Full Market Value	\$3,462,000	\$2,262,000	\$2,043,000	
Market Value per SqFt	\$54.95	\$39.30	\$42.56	
Distance from Cooperative in miles		0.33	0.30	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07405-0736	3-07357-0001	3-07378-0078	3-07334-0018
Address	2711 AVENUE X	4190 BEDFORD AVENUE	2222 EAST 18 STREET	3380 NOSTRAND AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	83	67	77
Year Built	1961	1961	1963	1963
Gross SqFt	80,016	75,000	55,674	64,000
Estimated Gross Income	\$1,213,043	\$1,174,719	\$812,528	\$969,987
Gross Income per SqFt	\$15.16	\$15.66	\$14.59	\$15.16
Estimated Expense	\$538,508	\$444,290	\$342,491	\$430,786
Expense SqFt	\$6.73	\$5.92	\$6.15	\$6.73
Net Operating Income	\$674,535	\$730,429	\$470,037	\$539,201
Full Market Value	\$4,540,000	\$4,962,000	\$2,752,000	\$3,236,000
Market Value per SqFt	\$56.74	\$66.16	\$49.43	\$50.56
Distance from Cooperative in miles		0.36	0.55	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07422-0013	3-08805-0134	3-07347-0036	
Address	2430 HARING STREET	2815 COYLE STREET	1411 AVENUE V	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	108	78	91	
Year Built	1952	1961	1962	
Gross SqFt	119,662	67,000	84,240	
Estimated Gross Income	\$1,785,357	\$1,056,509	\$1,184,526	
Gross Income per SqFt	\$14.92	\$15.77	\$14.06	
Estimated Expense	\$862,763	\$513,463	\$568,260	
Expense SqFt	\$7.21	\$7.66	\$6.75	
Net Operating Income	\$922,594	\$543,046	\$616,266	
Full Market Value	\$6,179,000	\$3,696,000	\$4,050,000	
Market Value per SqFt	\$51.64	\$55.16	\$48.08	
Distance from Cooperative in miles		0.62	0.94	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07422-0040	3-07321-0001	3-07322-0023	3-07348-0044
Address	2939 AVENUE Y	1600 AVENUE T	2044 EAST 18 STREET	2175 EAST 15 STREET
Neighborhood	SHEEPSHEAD BAY	MADISON	MADISON	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	64	43	36
Year Built	1960	1961	1963	1962
Gross SqFt	44,100	51,348	31,698	29,000
Estimated Gross Income	\$546,399	\$726,076	\$376,431	\$359,297
Gross Income per SqFt	\$12.39	\$14.14	\$11.88	\$12.39
Estimated Expense	\$281,799	\$299,111	\$173,753	\$185,418
Expense SqFt	\$6.39	\$5.83	\$5.48	\$6.39
Net Operating Income	\$264,600	\$426,965	\$202,678	\$173,879
Full Market Value	\$1,541,000	\$2,392,000	\$1,254,000	\$1,093,000
Market Value per SqFt	\$34.94	\$46.58	\$39.56	\$37.69
Distance from Cooperative in miles		0.95	0.91	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07422-1042	3-08764-0028	3-07433-0013	
Address	2427 EAST 29 STREET	2775 HOMECREST AVENUE	1230 AVENUE Y	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	169	188	145	
Year Built	1955	1960	1961	
Gross SqFt	210,028	194,425	151,800	
Estimated Gross Income	\$2,982,398	\$2,536,031	\$2,330,406	
Gross Income per SqFt	\$14.20	\$13.04	\$15.35	
Estimated Expense	\$1,407,188	\$1,355,766	\$974,163	
Expense SqFt	\$6.70	\$6.97	\$6.42	
Net Operating Income	\$1,575,210	\$1,180,265	\$1,356,243	
Full Market Value	\$10,386,000	\$7,560,000	\$9,160,000	
Market Value per SqFt	\$49.45	\$38.88	\$60.34	
Distance from Cooperative in miles		1.03	0.91	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07423-0011	3-08764-0010	3-07433-0013	3-07238-0002
Address	2425 HARING STREET	2750 HOMECREST AVENUE	1230 AVENUE Y	9 MURDOCK COURT
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	240	188	145	180
Year Built	1953	1959	1961	1949
Gross SqFt	242,160	194,425	151,800	169,632
Estimated Gross Income	\$3,482,261	\$2,490,485	\$2,330,406	\$2,439,513
Gross Income per SqFt	\$14.38	\$12.81	\$15.35	\$14.38
Estimated Expense	\$1,389,998	\$1,362,266	\$974,163	\$973,340
Expense SqFt	\$5.74	\$7.01	\$6.42	\$5.74
Net Operating Income	\$2,092,263	\$1,128,219	\$1,356,243	\$1,466,173
Full Market Value	\$13,851,000	\$7,178,000	\$9,160,000	\$7,127,000
Market Value per SqFt	\$57.20	\$36.92	\$60.34	\$42.01
Distance from Cooperative in miles		1.12	1.01	1.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07433-0025	3-07404-0020	3-07179-0058	3-07234-0100
Address	2546 EAST 13 STREET	2770 OCEAN AVENUE	2375 EAST 3 STREET	2611 WEST 2 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	115	106	135	120
Year Built	1960	1963	1957	1949
Gross SqFt	115,842	97,157	112,320	97,440
Estimated Gross Income	\$1,938,037	\$1,637,245	\$1,843,338	\$1,630,521
Gross Income per SqFt	\$16.73	\$16.85	\$16.41	\$16.73
Estimated Expense	\$729,805	\$676,905	\$797,590	\$613,460
Expense SqFt	\$6.30	\$6.97	\$7.10	\$6.30
Net Operating Income	\$1,208,232	\$960,340	\$1,045,748	\$1,017,061
Full Market Value	\$8,361,000	\$6,659,000	\$7,200,000	\$7,039,000
Market Value per SqFt	\$72.18	\$68.54	\$64.10	\$72.24
Distance from Cooperative in miles		0.49	0.56	0.74

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07433-0034	3-07398-0027	3-07397-0034	3-07396-0053
Address	1237 AVENUE Z	2365 EAST 13 STREET	1245 AVENUE X	2355 EAST 12 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	128	124	135	121
Year Built	1958	1960	1963	1963
Gross SqFt	122,753	120,870	124,636	114,300
Estimated Gross Income	\$1,761,506	\$1,607,421	\$1,830,783	\$1,640,343
Gross Income per SqFt	\$14.35	\$13.30	\$14.69	\$14.35
Estimated Expense	\$727,925	\$773,439	\$670,811	\$678,215
Expense SqFt	\$5.93	\$6.40	\$5.38	\$5.93
Net Operating Income	\$1,033,581	\$833,982	\$1,159,972	\$962,128
Full Market Value	\$6,838,000	\$5,082,000	\$7,732,000	\$6,364,000
Market Value per SqFt	\$55.71	\$42.05	\$62.04	\$55.68
Distance from Cooperative in miles		0.32	0.31	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07433-0040	3-07422-0146	3-07433-0013	3-07238-0002
Address	1213 AVENUE Z	2835 OCEAN AVENUE	1230 AVENUE Y	9 MURDOCK COURT
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	250	200	145	180
Year Built	1960	1949	1961	1949
Gross SqFt	205,454	159,996	151,800	169,632
Estimated Gross Income	\$2,954,429	\$2,163,921	\$2,330,406	\$2,439,513
Gross Income per SqFt	\$14.38	\$13.52	\$15.35	\$14.38
Estimated Expense	\$1,179,306	\$1,013,437	\$974,163	\$973,340
Expense SqFt	\$5.74	\$6.33	\$6.42	\$5.74
Net Operating Income	\$1,775,123	\$1,150,484	\$1,356,243	\$1,466,173
Full Market Value	\$11,752,000	\$6,897,000	\$9,160,000	\$7,127,000
Market Value per SqFt	\$57.20	\$43.11	\$60.34	\$42.01
Distance from Cooperative in miles		0.47	0.00	0.58

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07433-0150	3-07458-0062	3-07159-0146	
Address	2555 EAST 12 STREET	2625 EAST 13 STREET	815 GRAVESEND NECK ROAD	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	91	77	100	
Year Built	1963	1957	1962	
Gross SqFt	72,145	72,840	108,000	
Estimated Gross Income	\$1,024,459	\$1,070,223	\$1,480,281	
Gross Income per SqFt	\$14.20	\$14.69	\$13.71	
Estimated Expense	\$386,697	\$401,608	\$562,290	
Expense SqFt	\$5.36	\$5.51	\$5.21	
Net Operating Income	\$637,762	\$668,615	\$917,991	
Full Market Value	\$4,205,000	\$4,457,000	\$4,332,000	
Market Value per SqFt	\$58.29	\$61.19	\$40.11	
Distance from Cooperative in miles		0.17	0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07440-0020	3-07350-0055	3-08711-0085	
Address	2940 OCEAN AVENUE	2147 EAST 17 STREET	79 BRIGHTON 11 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	BRIGHTON BEACH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	63	60	58	
Year Built	1930	1939	1936	
Gross SqFt	52,500	57,552	50,500	
Estimated Gross Income	\$735,525	\$826,621	\$689,458	
Gross Income per SqFt	\$14.01	\$14.36	\$13.65	
Estimated Expense	\$268,800	\$295,409	\$258,306	
Expense SqFt	\$5.12	\$5.13	\$5.11	
Net Operating Income	\$466,725	\$531,212	\$431,152	
Full Market Value	\$3,064,000	\$2,262,000	\$2,263,000	
Market Value per SqFt	\$58.36	\$39.30	\$44.81	
Distance from Cooperative in miles		0.62	0.66	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07440-0028	3-07350-0055	3-08711-0085	
Address	2950 OCEAN AVENUE	2147 EAST 17 STREET	79 BRIGHTON 11 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	BRIGHTON BEACH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	63	60	58	
Year Built	1930	1939	1936	
Gross SqFt	52,500	57,552	50,500	
Estimated Gross Income	\$735,525	\$826,621	\$689,458	
Gross Income per SqFt	\$14.01	\$14.36	\$13.65	
Estimated Expense	\$268,800	\$295,409	\$258,306	
Expense SqFt	\$5.12	\$5.13	\$5.11	
Net Operating Income	\$466,725	\$531,212	\$431,152	
Full Market Value	\$3,064,000	\$2,262,000	\$2,263,000	
Market Value per SqFt	\$58.36	\$39.30	\$44.81	
Distance from Cooperative in miles		0.62	0.66	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07441-0231	3-07422-0101	3-08709-0014	3-08807-0125
Address	2600 EAST 21 STREET	2813 OCEAN AVENUE	149 BRIGHTON 11 STREET	3205 EMMONS AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	BRIGHTON BEACH	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	60	58	57
Year Built	1959	1929	1946	1961
Gross SqFt	52,360	55,920	35,400	62,000
Estimated Gross Income	\$689,058	\$557,370	\$544,733	\$815,735
Gross Income per SqFt	\$13.16	\$9.97	\$15.39	\$13.16
Estimated Expense	\$354,477	\$292,682	\$256,025	\$419,802
Expense SqFt	\$6.77	\$5.23	\$7.23	\$6.77
Net Operating Income	\$334,581	\$264,688	\$288,708	\$395,933
Full Market Value	\$2,149,000	\$1,520,000	\$1,951,000	\$2,544,000
Market Value per SqFt	\$41.04	\$27.18	\$55.11	\$41.03
Distance from Cooperative in miles		0.15	0.85	0.91

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07441-0245	3-08765-0019	3-07396-0066	3-07404-0020
Address	2951 OCEAN AVENUE	2740 EAST 13 STREET	2323 EAST 12 STREET	2770 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	72	92	106
Year Built	1957	1960	1961	1963
Gross SqFt	86,000	73,217	84,263	97,157
Estimated Gross Income	\$1,128,320	\$928,331	\$1,105,355	\$1,637,245
Gross Income per SqFt	\$13.12	\$12.68	\$13.12	\$16.85
Estimated Expense	\$587,380	\$510,405	\$575,880	\$676,905
Expense SqFt	\$6.83	\$6.97	\$6.83	\$6.97
Net Operating Income	\$540,940	\$417,926	\$529,475	\$960,340
Full Market Value	\$3,471,000	\$2,601,000	\$3,143,000	\$6,659,000
Market Value per SqFt	\$40.36	\$35.52	\$37.30	\$68.54
Distance from Cooperative in miles		0.54	0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07441-0263	3-07457-0046	3-07321-0066	3-08709-0014
Address	2909 OCEAN AVENUE	2685 HOMECREST AVENUE	2035 EAST 16 STREET	149 BRIGHTON 11 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	76	65	58
Year Built	1957	1959	1960	1946
Gross SqFt	44,840	54,678	46,200	35,400
Estimated Gross Income	\$729,995	\$1,032,695	\$752,062	\$544,733
Gross Income per SqFt	\$16.28	\$18.89	\$16.28	\$15.39
Estimated Expense	\$283,837	\$382,739	\$292,520	\$256,025
Expense SqFt	\$6.33	\$7.00	\$6.33	\$7.23
Net Operating Income	\$446,158	\$649,956	\$459,542	\$288,708
Full Market Value	\$3,065,000	\$3,582,000	\$3,157,000	\$1,951,000
Market Value per SqFt	\$68.35	\$65.51	\$68.33	\$55.11
Distance from Cooperative in miles		0.45	0.79	0.85

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07447-0028	3-07052-0034	3-06979-0100	3-06979-0200
Address	2520 BATCHELDER STREET	2966 WEST 28 STREET	3521 NEPTUNE AVENUE	3601 NEPTUNE AVENUE
Neighborhood	SHEEPSHEAD BAY	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	540	333	335	339
Year Built	1958	1970	1974	1975
Gross SqFt	583,000	453,758	366,000	334,000
Estimated Gross Income	\$8,791,640	\$5,650,661	\$5,519,342	\$5,418,475
Gross Income per SqFt	\$15.08	\$12.45	\$15.08	\$16.22
Estimated Expense	\$4,337,520	\$2,482,576	\$2,722,675	\$2,667,363
Expense SqFt	\$7.44	\$5.47	\$7.44	\$7.99
Net Operating Income	\$4,454,120	\$3,168,085	\$2,796,667	\$2,751,112
Full Market Value	\$29,928,000	\$19,954,000	\$18,209,000	\$13,895,000
Market Value per SqFt	\$51.33	\$43.97	\$49.75	\$41.60
Distance from Cooperative in miles		3.18	3.46	3.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07449-0001	3-07052-0034	3-01189-0060	
Address	3020 AVENUE Y	2966 WEST 28 STREET	49 CROWN STREET	
Neighborhood	SHEEPSHEAD BAY	CONEY ISLAND	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	360	333	321	
Year Built	1960	1970	1973	
Gross SqFt	408,000	453,758	320,000	
Estimated Gross Income	\$4,973,520	\$5,650,661	\$3,815,517	
Gross Income per SqFt	\$12.19	\$12.45	\$11.92	
Estimated Expense	\$2,358,240	\$2,482,576	\$1,945,914	
Expense SqFt	\$5.78	\$5.47	\$6.08	
Net Operating Income	\$2,615,280	\$3,168,085	\$1,869,603	
Full Market Value	\$16,336,000	\$19,954,000	\$11,580,000	
Market Value per SqFt	\$40.04	\$43.97	\$36.19	
Distance from Cooperative in miles		3.28	5.45	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07449-0025	3-07464-0022	3-08807-0135	3-07378-0078
Address	3021 AVENUE Z	3030 OCEAN AVENUE	3191 EMMONS AVENUE	2222 EAST 18 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	66	86	37	67
Year Built	1956	1957	1961	1963
Gross SqFt	77,500	83,160	35,285	55,674
Estimated Gross Income	\$1,130,725	\$1,105,885	\$533,853	\$812,528
Gross Income per SqFt	\$14.59	\$13.30	\$15.13	\$14.59
Estimated Expense	\$476,625	\$453,320	\$264,116	\$342,491
Expense SqFt	\$6.15	\$5.45	\$7.49	\$6.15
Net Operating Income	\$654,100	\$652,565	\$269,737	\$470,037
Full Market Value	\$4,350,000	\$3,388,000	\$1,814,000	\$2,752,000
Market Value per SqFt	\$56.13	\$40.74	\$51.41	\$49.43
Distance from Cooperative in miles		0.76	0.45	0.97

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07449-0030	3-07357-0001	3-07464-0022	3-07334-0018
Address	2555 BATCHELDER STREET	4190 BEDFORD AVENUE	3030 OCEAN AVENUE	3380 NOSTRAND AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	83	86	77
Year Built	1956	1961	1957	1963
Gross SqFt	79,500	75,000	83,160	64,000
Estimated Gross Income	\$1,205,220	\$1,174,719	\$1,105,885	\$969,987
Gross Income per SqFt	\$15.16	\$15.66	\$13.30	\$15.16
Estimated Expense	\$535,035	\$444,290	\$453,320	\$430,786
Expense SqFt	\$6.73	\$5.92	\$5.45	\$6.73
Net Operating Income	\$670,185	\$730,429	\$652,565	\$539,201
Full Market Value	\$4,510,000	\$4,962,000	\$3,388,000	\$3,236,000
Market Value per SqFt	\$56.73	\$66.16	\$40.74	\$50.56
Distance from Cooperative in miles		0.79	0.76	0.80

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07456-0006	3-07179-0058	3-07413-0004	3-07260-0045
Address	2616 HOMECREST AVENUE	2375 EAST 3 STREET	1230 AVENUE X	2850 OCEAN PARKWAY
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	140	135	106	110
Year Built	1958	1957	1962	1955
Gross SqFt	123,786	112,320	114,548	107,900
Estimated Gross Income	\$1,553,514	\$1,843,338	\$1,438,000	\$1,322,348
Gross Income per SqFt	\$12.55	\$16.41	\$12.55	\$12.26
Estimated Expense	\$731,575	\$797,590	\$676,819	\$559,664
Expense SqFt	\$5.91	\$7.10	\$5.91	\$5.19
Net Operating Income	\$821,939	\$1,045,748	\$761,181	\$762,684
Full Market Value	\$5,192,000	\$7,200,000	\$4,807,000	\$4,776,000
Market Value per SqFt	\$41.94	\$64.10	\$41.96	\$44.26
Distance from Cooperative in miles		0.60	0.30	0.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07457-0001	3-07235-0001	3-07234-0001	
Address	2620 EAST 13 STREET	2612 WEST STREET	2612 WEST 2 STREET	
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	192	240	240	
Year Built	1952	1951	1951	
Gross SqFt	188,374	194,880	194,880	
Estimated Gross Income	\$3,143,962	\$3,252,690	\$3,252,690	
Gross Income per SqFt	\$16.69	\$16.69	\$16.69	
Estimated Expense	\$1,158,500	\$1,115,540	\$1,280,692	
Expense SqFt	\$6.15	\$5.72	\$6.57	
Net Operating Income	\$1,985,462	\$2,137,150	\$1,971,998	
Full Market Value	\$13,731,000	\$14,780,000	\$13,638,000	
Market Value per SqFt	\$72.89	\$75.84	\$69.98	
Distance from Cooperative in miles		0.70	0.80	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07457-0055	3-07238-0002	3-07422-0146	
Address	2665 HOMECREST AVENUE	9 MURDOCK COURT	2835 OCEAN AVENUE	
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	157	180	200	
Year Built	1962	1949	1949	
Gross SqFt	136,296	169,632	159,996	
Estimated Gross Income	\$1,901,329	\$2,439,513	\$2,163,921	
Gross Income per SqFt	\$13.95	\$14.38	\$13.52	
Estimated Expense	\$823,228	\$973,340	\$1,013,437	
Expense SqFt	\$6.04	\$5.74	\$6.33	
Net Operating Income	\$1,078,101	\$1,466,173	\$1,150,484	
Full Market Value	\$7,067,000	\$7,127,000	\$6,897,000	
Market Value per SqFt	\$51.85	\$42.01	\$43.11	
Distance from Cooperative in miles		0.60	0.52	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07463-0037	3-08782-0034	3-07464-0022	3-07404-0020
Address	2680 EAST 19 STREET	4750 BEDFORD AVENUE	3030 OCEAN AVENUE	2770 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	107	112	86	106
Year Built	1957	1964	1957	1963
Gross SqFt	108,151	105,440	83,160	97,157
Estimated Gross Income	\$1,731,498	\$1,688,250	\$1,105,885	\$1,637,245
Gross Income per SqFt	\$16.01	\$16.01	\$13.30	\$16.85
Estimated Expense	\$814,377	\$794,365	\$453,320	\$676,905
Expense SqFt	\$7.53	\$7.53	\$5.45	\$6.97
Net Operating Income	\$917,121	\$893,885	\$652,565	\$960,340
Full Market Value	\$6,272,000	\$6,114,000	\$3,388,000	\$6,659,000
Market Value per SqFt	\$57.99	\$57.99	\$40.74	\$68.54
Distance from Cooperative in miles		0.31	0.06	0.47

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07464-0035	3-08719-0038	3-08764-0028	3-07464-0022
Address	3060 OCEAN AVENUE	160 WEST END AVENUE	2775 HOMECREST AVENUE	3030 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	BRIGHTON BEACH	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	184	188	86
Year Built	1956	1963	1960	1957
Gross SqFt	152,920	155,661	194,425	83,160
Estimated Gross Income	\$2,033,836	\$2,979,716	\$2,536,031	\$1,105,885
Gross Income per SqFt	\$13.30	\$19.14	\$13.04	\$13.30
Estimated Expense	\$833,414	\$1,492,017	\$1,355,766	\$453,320
Expense SqFt	\$5.45	\$9.59	\$6.97	\$5.45
Net Operating Income	\$1,200,422	\$1,487,699	\$1,180,265	\$652,565
Full Market Value	\$7,742,000	\$10,645,000	\$7,560,000	\$3,388,000
Market Value per SqFt	\$50.63	\$68.39	\$38.88	\$40.74
Distance from Cooperative in miles		0.65	0.43	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07465-0052	3-08782-0034	3-07457-0046	3-07458-0001
Address	3025 OCEAN AVENUE	4750 BEDFORD AVENUE	2685 HOMECREST AVENUE	2611 EAST 13 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	112	76	64
Year Built	1954	1964	1959	1958
Gross SqFt	94,100	105,440	54,678	61,104
Estimated Gross Income	\$1,590,290	\$1,688,250	\$1,032,695	\$1,032,910
Gross Income per SqFt	\$16.90	\$16.01	\$18.89	\$16.90
Estimated Expense	\$612,591	\$794,365	\$382,739	\$397,931
Expense SqFt	\$6.51	\$7.53	\$7.00	\$6.51
Net Operating Income	\$977,699	\$893,885	\$649,956	\$634,979
Full Market Value	\$6,786,000	\$6,114,000	\$3,582,000	\$4,407,000
Market Value per SqFt	\$72.11	\$57.99	\$65.51	\$72.12
Distance from Cooperative in miles		0.21	0.42	0.37

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07470-0059	3-07470-0070	3-07465-0009	3-07415-0001
Address	4665 BEDFORD AVENUE	4641 BEDFORD AVENUE	2024 JEROME AVENUE	2403 EAST 13 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	C6-WALK-UP	C9-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	16	16	12
Year Built	1980	1976	1979	1975
Gross SqFt	12,152	12,092	16,280	9,000
Estimated Gross Income	\$222,260	\$221,192	\$285,328	\$168,837
Gross Income per SqFt	\$18.29	\$18.29	\$17.53	\$18.76
Estimated Expense	\$92,112	\$91,634	\$116,073	\$64,020
Expense SqFt	\$7.58	\$7.58	\$7.13	\$7.11
Net Operating Income	\$130,148	\$129,558	\$169,255	\$104,817
Full Market Value	\$921,000	\$792,000	\$869,000	\$609,000
Market Value per SqFt	\$75.79	\$65.50	\$53.38	\$67.67
Distance from Cooperative in miles		0.00	0.25	0.69

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07475-0001	3-07422-0146	3-07235-0001	3-08764-0028
Address	3901 NOSTRAND AVENUE	2835 OCEAN AVENUE	2612 WEST STREET	2775 HOMECREST AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	246	200	240	188
Year Built	1961	1949	1951	1960
Gross SqFt	221,000	159,996	194,880	194,425
Estimated Gross Income	\$2,987,920	\$2,163,921	\$3,252,690	\$2,536,031
Gross Income per SqFt	\$13.52	\$13.52	\$16.69	\$13.04
Estimated Expense	\$1,398,930	\$1,013,437	\$1,115,540	\$1,355,766
Expense SqFt	\$6.33	\$6.33	\$5.72	\$6.97
Net Operating Income	\$1,588,990	\$1,150,484	\$2,137,150	\$1,180,265
Full Market Value	\$10,305,000	\$6,897,000	\$14,780,000	\$7,560,000
Market Value per SqFt	\$46.63	\$43.11	\$75.84	\$38.88
Distance from Cooperative in miles		0.59	1.63	0.98

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07554-0038	3-07555-0031	3-05231-0042	3-05005-0026
Address	2610 GLENWOOD ROAD	723 EAST 27 STREET	1964 NOSTRAND AVENUE	2047 NOSTRAND AVENUE
Neighborhood	MIDWOOD	MIDWOOD	FLATBUSH-CENTRAL	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	64	53	48
Year Built	1926	1929	1931	1931
Gross SqFt	44,200	54,878	43,500	50,059
Estimated Gross Income	\$564,434	\$726,583	\$555,437	\$618,460
Gross Income per SqFt	\$12.77	\$13.24	\$12.77	\$12.35
Estimated Expense	\$298,792	\$287,141	\$294,115	\$314,461
Expense SqFt	\$6.76	\$5.23	\$6.76	\$6.28
Net Operating Income	\$265,642	\$439,442	\$261,322	\$303,999
Full Market Value	\$1,688,000	\$2,829,000	\$1,661,000	\$1,824,000
Market Value per SqFt	\$38.19	\$51.55	\$38.18	\$36.44
Distance from Cooperative in miles		0.05	0.34	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07558-0063	3-07560-0034	3-07562-0001	3-04963-0044
Address	720 EAST 31 STREET	715 EAST 32 STREET	3413 AVENUE H	787 EAST 46 STREET
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	49	65	61
Year Built	1963	1964	1963	1964
Gross SqFt	43,146	37,325	66,000	54,000
Estimated Gross Income	\$594,983	\$514,828	\$792,261	\$777,026
Gross Income per SqFt	\$13.79	\$13.79	\$12.00	\$14.39
Estimated Expense	\$306,768	\$265,339	\$371,954	\$254,995
Expense SqFt	\$7.11	\$7.11	\$5.64	\$4.72
Net Operating Income	\$288,215	\$249,489	\$420,307	\$522,031
Full Market Value	\$1,882,000	\$1,629,000	\$2,071,000	\$3,118,000
Market Value per SqFt	\$43.62	\$43.64	\$31.38	\$57.74
Distance from Cooperative in miles		0.10	0.20	1.02

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07560-0001	3-07578-0001	3-05000-0200	3-07630-0027
Address	3215 AVENUE H	3211 FLATBUSH AVENUE	1405 BROOKLYN AVENUE	2501 NOSTRAND AVENUE
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	143	144	112
Year Built	1961	1957	1950	1953
Gross SqFt	188,540	141,880	111,780	113,850
Estimated Gross Income	\$2,320,927	\$1,746,028	\$1,358,858	\$1,465,979
Gross Income per SqFt	\$12.31	\$12.31	\$12.16	\$12.88
Estimated Expense	\$1,067,136	\$802,537	\$789,371	\$624,336
Expense SqFt	\$5.66	\$5.66	\$7.06	\$5.48
Net Operating Income	\$1,253,791	\$943,491	\$569,487	\$841,643
Full Market Value	\$8,200,000	\$5,916,000	\$2,733,000	\$5,365,000
Market Value per SqFt	\$43.49	\$41.70	\$24.45	\$47.12
Distance from Cooperative in miles		0.22	0.38	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07566-0011	3-07620-0014	3-06716-0042	3-07584-0019
Address	1363 OCEAN AVENUE	1641 OCEAN AVENUE	1417 AVENUE K	1439 OCEAN AVENUE
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	113	96	72
Year Built	1929	1926	1926	1922
Gross SqFt	115,200	115,920	96,000	88,740
Estimated Gross Income	\$1,135,872	\$1,310,361	\$934,155	\$874,760
Gross Income per SqFt	\$9.86	\$11.30	\$9.73	\$9.86
Estimated Expense	\$488,448	\$600,984	\$396,021	\$375,820
Expense SqFt	\$4.24	\$5.18	\$4.13	\$4.24
Net Operating Income	\$647,424	\$709,377	\$538,134	\$498,940
Full Market Value	\$3,770,000	\$4,301,000	\$2,505,000	\$2,306,000
Market Value per SqFt	\$32.73	\$37.10	\$26.09	\$25.99
Distance from Cooperative in miles		0.50	0.46	0.17

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07575-0006	3-05005-0020	3-07554-0056	3-07593-0006
Address	2901 AVENUE I	2063 NOSTRAND AVENUE	714 EAST 27 STREET	2901 AVENUE J
Neighborhood	MIDWOOD	FLATBUSH-EAST	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	61	71	47
Year Built	1941	1927	1927	1930
Gross SqFt	54,000	50,781	77,047	57,000
Estimated Gross Income	\$622,620	\$653,617	\$888,423	\$529,709
Gross Income per SqFt	\$11.53	\$12.87	\$11.53	\$9.29
Estimated Expense	\$224,640	\$331,145	\$337,471	\$279,643
Expense SqFt	\$4.16	\$6.52	\$4.38	\$4.91
Net Operating Income	\$397,980	\$322,472	\$550,952	\$250,066
Full Market Value	\$2,432,000	\$2,056,000	\$2,086,000	\$1,390,000
Market Value per SqFt	\$45.04	\$40.49	\$27.07	\$24.39
Distance from Cooperative in miles		0.34	0.25	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07578-0062	3-07554-0056	3-07578-0057	3-07577-0006
Address	3220 AVENUE H	714 EAST 27 STREET	3210 AVENUE H	3115 AVENUE I
Neighborhood	FLATBUSH-EAST	MIDWOOD	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	71	78	76
Year Built	1941	1927	1941	1935
Gross SqFt	78,420	77,047	78,420	84,600
Estimated Gross Income	\$902,614	\$888,423	\$902,932	\$868,008
Gross Income per SqFt	\$11.51	\$11.53	\$11.51	\$10.26
Estimated Expense	\$405,431	\$337,471	\$405,518	\$419,043
Expense SqFt	\$5.17	\$4.38	\$5.17	\$4.95
Net Operating Income	\$497,183	\$550,952	\$497,414	\$448,965
Full Market Value	\$3,036,000	\$2,086,000	\$3,038,000	\$2,155,000
Market Value per SqFt	\$38.71	\$27.07	\$38.74	\$25.47
Distance from Cooperative in miles		0.35	0.00	0.11

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07579-0010	3-07578-0001	3-05026-0132	3-05324-0001
Address	1655 FLATBUSH AVENUE	3211 FLATBUSH AVENUE	590 FLATBUSH AVENUE	333 MC DONALD AVENUE
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-LEFFERTS GARDEN	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	644	143	272	268
Year Built	1964	1957	1962	1960
Gross SqFt	689,000	141,880	315,184	245,202
Estimated Gross Income	\$8,812,310	\$1,746,028	\$4,029,787	\$3,189,324
Gross Income per SqFt	\$12.79	\$12.31	\$12.79	\$13.01
Estimated Expense	\$5,296,198	\$802,537	\$1,831,433	\$1,402,273
Expense SqFt	\$7.69	\$5.66	\$5.81	\$5.72
Net Operating Income	\$3,516,112	\$943,491	\$2,198,354	\$1,787,051
Full Market Value	\$22,363,000	\$5,916,000	\$13,979,000	\$11,113,000
Market Value per SqFt	\$32.46	\$41.70	\$44.35	\$45.32
Distance from Cooperative in miles		0.13	2.06	2.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07584-0035	3-07611-0054	3-07612-0011	3-07578-0001
Address	1401 OCEAN AVENUE	2400 NOSTRAND AVENUE	2425 NOSTRAND AVENUE	3211 FLATBUSH AVENUE
Neighborhood	MIDWOOD	MIDWOOD	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	189	133	178	143
Year Built	1963	1955	1955	1957
Gross SqFt	244,188	146,688	204,830	141,880
Estimated Gross Income	\$2,944,907	\$1,454,957	\$2,470,253	\$1,746,028
Gross Income per SqFt	\$12.06	\$9.92	\$12.06	\$12.31
Estimated Expense	\$1,649,148	\$685,846	\$1,010,432	\$802,537
Expense SqFt	\$6.75	\$4.68	\$4.93	\$5.66
Net Operating Income	\$1,295,759	\$769,111	\$1,459,821	\$943,491
Full Market Value	\$7,881,000	\$4,408,000	\$9,082,000	\$5,916,000
Market Value per SqFt	\$32.27	\$30.05	\$44.34	\$41.70
Distance from Cooperative in miles		0.48	0.53	0.62

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07593-0041	3-07554-0056	3-07593-0006	3-07555-0031
Address	909 EAST 29 STREET	714 EAST 27 STREET	2901 AVENUE J	723 EAST 27 STREET
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	71	47	64
Year Built	1939	1927	1930	1929
Gross SqFt	68,400	77,047	57,000	54,878
Estimated Gross Income	\$788,652	\$888,423	\$529,709	\$726,583
Gross Income per SqFt	\$11.53	\$11.53	\$9.29	\$13.24
Estimated Expense	\$284,544	\$337,471	\$279,643	\$287,141
Expense SqFt	\$4.16	\$4.38	\$4.91	\$5.23
Net Operating Income	\$504,108	\$550,952	\$250,066	\$439,442
Full Market Value	\$2,637,000	\$2,086,000	\$1,390,000	\$2,829,000
Market Value per SqFt	\$38.55	\$27.07	\$24.39	\$51.55
Distance from Cooperative in miles		0.40	0.00	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07656-0042	3-07656-0073	3-06737-0064	3-06747-0085
Address	1801 OCEAN AVENUE	1865 OCEAN AVENUE	1705 ELM AVENUE	1333 EAST 18 STREET
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	92	81	65
Year Built	1962	1951	1963	1963
Gross SqFt	70,884	75,222	84,984	55,900
Estimated Gross Income	\$1,034,198	\$930,675	\$1,314,128	\$815,449
Gross Income per SqFt	\$14.59	\$12.37	\$15.46	\$14.59
Estimated Expense	\$486,264	\$396,388	\$670,205	\$383,261
Expense SqFt	\$6.86	\$5.27	\$7.89	\$6.86
Net Operating Income	\$547,934	\$534,287	\$643,923	\$432,188
Full Market Value	\$3,644,000	\$3,356,000	\$4,358,000	\$2,875,000
Market Value per SqFt	\$51.41	\$44.61	\$51.28	\$51.43
Distance from Cooperative in miles		0.00	0.21	0.12

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07822-0045	3-07655-0050	3-07654-0024	3-07655-0045
Address	2020 EAST 41 STREET	3715 KINGS HIGHWAY	3601 KINGS HIGHWAY	3720 AVENUE L
Neighborhood	FLATLANDS	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	65	59	48
Year Built	1931	1938	1931	1930
Gross SqFt	67,500	84,600	58,400	48,000
Estimated Gross Income	\$715,500	\$876,134	\$628,390	\$508,833
Gross Income per SqFt	\$10.60	\$10.36	\$10.76	\$10.60
Estimated Expense	\$270,000	\$490,635	\$351,898	\$284,946
Expense SqFt	\$4.00	\$5.80	\$6.03	\$5.94
Net Operating Income	\$445,500	\$385,499	\$276,492	\$223,887
Full Market Value	\$2,629,000	\$1,918,000	\$1,643,000	\$1,217,000
Market Value per SqFt	\$38.95	\$22.67	\$28.13	\$25.35
Distance from Cooperative in miles		0.25	0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07869-0011	3-07820-0011	3-07813-0003	3-07813-0106
Address	2239 TROY AVENUE	3900 KINGS HIGHWAY	4011 KINGS HIGHWAY	4149 KINGS HIGHWAY
Neighborhood	FLATLANDS	FLATLANDS	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	86	84	96	101
Year Built	1953	1955	1959	1952
Gross SqFt	113,900	87,000	100,471	96,000
Estimated Gross Income	\$1,382,746	\$1,056,368	\$1,104,737	\$1,179,908
Gross Income per SqFt	\$12.14	\$12.14	\$11.00	\$12.29
Estimated Expense	\$553,554	\$538,748	\$505,494	\$590,055
Expense SqFt	\$4.86	\$6.19	\$5.03	\$6.15
Net Operating Income	\$829,192	\$517,620	\$599,243	\$589,853
Full Market Value	\$5,171,000	\$3,229,000	\$3,300,000	\$3,015,000
Market Value per SqFt	\$45.40	\$37.11	\$32.85	\$31.41
Distance from Cooperative in miles		0.27	0.38	0.42

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08378-0001	3-08341-0100	3-08341-0121	3-08341-0118
Address	5607 AVENUE T	1089 EAST 73 STREET	1054 BERGEN AVENUE	1061 EAST 73 STREET
Neighborhood	OLD MILL BASIN	BERGEN BEACH	BERGEN BEACH	BERGEN BEACH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	24	24	24
Year Built	1955	2003	2003	2003
Gross SqFt	18,576	27,975	27,975	27,975
Estimated Gross Income	\$312,263	\$470,309	\$457,554	\$470,309
Gross Income per SqFt	\$16.81	\$16.81	\$16.36	\$16.81
Estimated Expense	\$143,641	\$149,005	\$149,591	\$149,005
Expense SqFt	\$7.73	\$5.33	\$5.35	\$5.33
Net Operating Income	\$168,622	\$321,304	\$307,963	\$321,304
Full Market Value	\$1,074,000	\$2,226,000	\$2,531,000	\$2,470,000
Market Value per SqFt	\$57.82	\$79.57	\$90.47	\$88.29
Distance from Cooperative in miles		1.00	1.00	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08399-0040	3-07470-0070	3-07899-0004	3-08341-0120
Address	5610 AVENUE T	4641 BEDFORD AVENUE	5409 AVENUE O	1086 BERGEN AVENUE
Neighborhood	OLD MILL BASIN	SHEEPSHEAD BAY	OLD MILL BASIN	BERGEN BEACH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	16	12	24
Year Built	1955	1976	1920	2003
Gross SqFt	32,233	12,092	8,760	27,975
Estimated Gross Income	\$563,755	\$221,192	\$153,203	\$457,554
Gross Income per SqFt	\$17.49	\$18.29	\$17.49	\$16.36
Estimated Expense	\$236,777	\$91,634	\$72,465	\$149,591
Expense SqFt	\$7.35	\$7.58	\$8.27	\$5.35
Net Operating Income	\$326,978	\$129,558	\$80,738	\$307,963
Full Market Value	\$2,289,000	\$792,000	\$457,000	\$2,118,000
Market Value per SqFt	\$71.01	\$65.50	\$52.17	\$75.71
Distance from Cooperative in miles		2.16	0.37	1.09

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08399-0120	3-07470-0070	3-07899-0004	3-08341-0118
Address	2001 PEARSON STREET	4641 BEDFORD AVENUE	5409 AVENUE O	1061 EAST 73 STREET
Neighborhood	OLD MILL BASIN	SHEEPSHEAD BAY	OLD MILL BASIN	BERGEN BEACH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	56	16	12	24
Year Built	1955	1976	1920	2003
Gross SqFt	49,940	12,092	8,760	27,975
Estimated Gross Income	\$873,451	\$221,192	\$153,203	\$470,309
Gross Income per SqFt	\$17.49	\$18.29	\$17.49	\$16.81
Estimated Expense	\$375,584	\$91,634	\$72,465	\$149,005
Expense SqFt	\$7.52	\$7.58	\$8.27	\$5.33
Net Operating Income	\$497,867	\$129,558	\$80,738	\$321,304
Full Market Value	\$3,485,000	\$792,000	\$457,000	\$2,470,000
Market Value per SqFt	\$69.78	\$65.50	\$52.17	\$88.29
Distance from Cooperative in miles		2.21	0.36	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08400-0040	3-06841-0001	3-08341-0120	3-08341-0125
Address	5710 AVENUE T	3004 AVENUE R	1086 BERGEN AVENUE	1070 BERGEN AVENUE
Neighborhood	OLD MILL BASIN	MARINE PARK	BERGEN BEACH	BERGEN BEACH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	72	84	24	24
Year Built	1955	1950	2003	2003
Gross SqFt	63,606	67,464	27,975	27,975
Estimated Gross Income	\$1,040,594	\$1,018,288	\$457,554	\$457,554
Gross Income per SqFt	\$16.36	\$15.09	\$16.36	\$16.36
Estimated Expense	\$437,049	\$395,690	\$149,591	\$149,591
Expense SqFt	\$6.87	\$5.87	\$5.35	\$5.35
Net Operating Income	\$603,545	\$622,598	\$307,963	\$307,963
Full Market Value	\$4,152,000	\$4,184,000	\$2,118,000	\$2,139,000
Market Value per SqFt	\$65.28	\$62.02	\$75.71	\$76.46
Distance from Cooperative in miles		1.24	1.02	1.02

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08401-0020	3-06841-0001	3-08341-0113	3-08341-0125
Address	5810 AVENUE T	3004 AVENUE R	1073 EAST 73 STREET	1070 BERGEN AVENUE
Neighborhood	OLD MILL BASIN	MARINE PARK	BERGEN BEACH	BERGEN BEACH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	68	84	24	24
Year Built	1955	1950	2003	2003
Gross SqFt	60,288	67,464	27,975	27,975
Estimated Gross Income	\$986,312	\$1,018,288	\$470,309	\$457,554
Gross Income per SqFt	\$16.36	\$15.09	\$16.81	\$16.36
Estimated Expense	\$414,251	\$395,690	\$149,005	\$149,591
Expense SqFt	\$6.87	\$5.87	\$5.33	\$5.35
Net Operating Income	\$572,061	\$622,598	\$321,304	\$307,963
Full Market Value	\$3,935,000	\$4,184,000	\$2,247,000	\$2,139,000
Market Value per SqFt	\$65.27	\$62.02	\$80.32	\$76.46
Distance from Cooperative in miles		1.28	0.98	0.98

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08429-0036	3-07422-0917	3-07813-0106	3-07813-0003
Address	6910 AVENUE U	2440 EAST 29 STREET	4149 KINGS HIGHWAY	4011 KINGS HIGHWAY
Neighborhood	BERGEN BEACH	SHEEPSHEAD BAY	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	128	113	101	96
Year Built	1963	1961	1952	1959
Gross SqFt	117,852	117,500	96,000	100,471
Estimated Gross Income	\$1,448,401	\$1,464,993	\$1,179,908	\$1,104,737
Gross Income per SqFt	\$12.29	\$12.47	\$12.29	\$11.00
Estimated Expense	\$724,790	\$602,725	\$590,055	\$505,494
Expense SqFt	\$6.15	\$5.13	\$6.15	\$5.03
Net Operating Income	\$723,611	\$862,268	\$589,853	\$599,243
Full Market Value	\$4,535,000	\$5,433,000	\$3,015,000	\$3,300,000
Market Value per SqFt	\$38.48	\$46.24	\$31.41	\$32.85
Distance from Cooperative in miles		2.53	1.55	1.54

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08514-0038	3-07465-0009	3-07899-0004	3-08341-0125
Address	5302 FILLMORE AVENUE	2024 JEROME AVENUE	5409 AVENUE O	1070 BERGEN AVENUE
Neighborhood	OLD MILL BASIN	SHEEPSHEAD BAY	OLD MILL BASIN	BERGEN BEACH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	16	12	24
Year Built	1955	1979	1920	2003
Gross SqFt	25,424	16,280	8,760	27,975
Estimated Gross Income	\$444,666	\$285,328	\$153,203	\$457,554
Gross Income per SqFt	\$17.49	\$17.53	\$17.49	\$16.36
Estimated Expense	\$186,760	\$116,073	\$72,465	\$149,591
Expense SqFt	\$7.35	\$7.13	\$8.27	\$5.35
Net Operating Income	\$257,906	\$169,255	\$80,738	\$307,963
Full Market Value	\$1,806,000	\$869,000	\$457,000	\$2,139,000
Market Value per SqFt	\$71.04	\$53.38	\$52.17	\$76.46
Distance from Cooperative in miles		2.28	0.28	1.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08515-0024	3-06841-0001	3-08341-0120	3-08341-0100
Address	5405 AVENUE S	3004 AVENUE R	1086 BERGEN AVENUE	1089 EAST 73 STREET
Neighborhood	OLD MILL BASIN	MARINE PARK	BERGEN BEACH	BERGEN BEACH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	58	84	24	24
Year Built	1955	1950	2003	2003
Gross SqFt	51,936	67,464	27,975	27,975
Estimated Gross Income	\$849,673	\$1,018,288	\$457,554	\$470,309
Gross Income per SqFt	\$16.36	\$15.09	\$16.36	\$16.81
Estimated Expense	\$319,477	\$395,690	\$149,591	\$149,005
Expense SqFt	\$6.15	\$5.87	\$5.35	\$5.33
Net Operating Income	\$530,196	\$622,598	\$307,963	\$321,304
Full Market Value	\$3,647,000	\$4,184,000	\$2,118,000	\$2,226,000
Market Value per SqFt	\$70.22	\$62.02	\$75.71	\$79.57
Distance from Cooperative in miles		1.04	1.05	1.05

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08669-0068	3-08709-0090	3-07071-0009	3-08678-0066
Address	3045 OCEAN PARKWAY	3000 BRIGHTON 12 STREET	3008 WEST 22 STREET	3142 CONEY ISLAND AVENUE
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	CONEY ISLAND	BRIGHTON BEACH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	30	42	20	38
Year Built	1931	1931	1930	1938
Gross SqFt	35,200	33,800	10,300	31,480
Estimated Gross Income	\$447,392	\$471,723	\$130,880	\$388,169
Gross Income per SqFt	\$12.71	\$13.96	\$12.71	\$12.33
Estimated Expense	\$128,832	\$283,034	\$37,749	\$197,966
Expense SqFt	\$3.66	\$8.37	\$3.66	\$6.29
Net Operating Income	\$318,560	\$188,689	\$93,131	\$190,203
Full Market Value	\$1,613,000	\$1,235,000	\$591,000	\$1,193,000
Market Value per SqFt	\$45.82	\$36.54	\$57.38	\$37.90
Distance from Cooperative in miles		0.53	1.17	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08669-0073	3-07281-0177	3-08709-0090	3-08717-0017
Address	3039 OCEAN PARKWAY	3086 WEST 1 STREET	3000 BRIGHTON 12 STREET	3075 BRIGHTON 14 STREET
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	23	42	35
Year Built	1925	1930	1931	1928
Gross SqFt	28,480	23,520	33,800	25,200
Estimated Gross Income	\$397,581	\$239,719	\$471,723	\$358,532
Gross Income per SqFt	\$13.96	\$10.19	\$13.96	\$14.23
Estimated Expense	\$194,815	\$123,549	\$283,034	\$143,291
Expense SqFt	\$6.84	\$5.25	\$8.37	\$5.69
Net Operating Income	\$202,766	\$116,170	\$188,689	\$215,241
Full Market Value	\$1,305,000	\$674,000	\$1,235,000	\$1,313,000
Market Value per SqFt	\$45.82	\$28.66	\$36.54	\$52.10
Distance from Cooperative in miles		0.18	0.53	0.65

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08669-0077	3-07104-0258	3-08709-0090	3-08678-0066
Address	3017 OCEAN PARKWAY	2080 WEST STREET	3000 BRIGHTON 12 STREET	3142 CONEY ISLAND AVENUE
Neighborhood	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	46	40	42	38
Year Built	1924	1931	1931	1938
Gross SqFt	34,720	32,600	33,800	31,480
Estimated Gross Income	\$484,691	\$460,776	\$471,723	\$388,169
Gross Income per SqFt	\$13.96	\$14.13	\$13.96	\$12.33
Estimated Expense	\$203,570	\$224,727	\$283,034	\$197,966
Expense SqFt	\$5.86	\$6.89	\$8.37	\$6.29
Net Operating Income	\$281,121	\$236,049	\$188,689	\$190,203
Full Market Value	\$1,843,000	\$1,419,000	\$1,235,000	\$1,193,000
Market Value per SqFt	\$53.08	\$43.53	\$36.54	\$37.90
Distance from Cooperative in miles		1.40	0.53	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08679-0007	3-07237-0002	3-08665-0547	3-08683-0075
Address	3101 OCEAN PARKWAY	2775 SHORE PARKWAY	2911 BRIGHTON 5 STREET	3100 BRIGHTON 2 STREET
Neighborhood	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	102	120	106	104
Year Built	1956	1951	1963	1928
Gross SqFt	121,000	97,440	100,300	101,100
Estimated Gross Income	\$1,766,600	\$1,626,347	\$1,464,337	\$1,430,114
Gross Income per SqFt	\$14.60	\$16.69	\$14.60	\$14.15
Estimated Expense	\$719,950	\$653,346	\$597,259	\$644,676
Expense SqFt	\$5.95	\$6.71	\$5.95	\$6.38
Net Operating Income	\$1,046,650	\$973,001	\$867,078	\$785,438
Full Market Value	\$6,962,000	\$6,729,000	\$4,832,000	\$5,171,000
Market Value per SqFt	\$57.54	\$69.06	\$48.18	\$51.15
Distance from Cooperative in miles		0.62	0.44	0.14

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08680-0001	3-07274-0020	3-07274-0035	3-06467-0012
Address	40 BRIGHTON 1 STREET	2940 OCEAN PARKWAY	3000 OCEAN PARKWAY	8831 20 AVENUE
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	CONEY ISLAND	BATH BEACH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	448	445	441	462
Year Built	1963	1964	1964	1948
Gross SqFt	437,860	470,000	470,000	356,010
Estimated Gross Income	\$7,211,554	\$7,352,374	\$7,742,654	\$5,910,461
Gross Income per SqFt	\$16.47	\$15.64	\$16.47	\$16.60
Estimated Expense	\$3,533,661	\$3,433,279	\$3,236,084	\$3,073,440
Expense SqFt	\$8.07	\$7.30	\$6.89	\$8.63
Net Operating Income	\$3,677,893	\$3,919,095	\$4,506,570	\$2,837,021
Full Market Value	\$25,351,000	\$26,615,000	\$31,061,000	\$18,857,000
Market Value per SqFt	\$57.90	\$56.63	\$66.09	\$52.97
Distance from Cooperative in miles		0.25	0.25	2.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08683-0080	3-08692-0010	3-08686-0031	3-08718-0052
Address	3111 BRIGHTON 1 PLACE	3109 BRIGHTON 7 STREET	301 BRIGHTWATER COURT	1159 BRIGHTON BEACH AVENU
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	72	48	58
Year Built	1932	1928	1931	1934
Gross SqFt	73,500	72,360	46,920	58,000
Estimated Gross Income	\$882,735	\$799,309	\$563,491	\$722,779
Gross Income per SqFt	\$12.01	\$11.05	\$12.01	\$12.46
Estimated Expense	\$450,195	\$263,847	\$207,584	\$300,419
Expense SqFt	\$6.13	\$3.65	\$4.42	\$5.18
Net Operating Income	\$432,540	\$535,462	\$355,907	\$422,360
Full Market Value	\$2,687,000	\$1,839,000	\$1,379,000	\$1,670,000
Market Value per SqFt	\$36.56	\$25.41	\$29.39	\$28.79
Distance from Cooperative in miles		0.28	0.09	0.58

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08685-0010	3-08661-0001	3-07280-0188	
Address	3100 BRIGHTON 3 STREET	2901 OCEAN PARKWAY	205 SEA BREEZE AVENUE	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	CONEY ISLAND	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	65	64	58	
Year Built	1920	1926	1930	
Gross SqFt	59,640	51,192	48,000	
Estimated Gross Income	\$898,178	\$779,187	\$714,849	
Gross Income per SqFt	\$15.06	\$15.22	\$14.89	
Estimated Expense	\$407,341	\$388,407	\$291,179	
Expense SqFt	\$6.83	\$7.59	\$6.07	
Net Operating Income	\$490,837	\$390,780	\$423,670	
Full Market Value	\$3,297,000	\$2,633,000	\$1,646,000	
Market Value per SqFt	\$55.28	\$51.43	\$34.29	
Distance from Cooperative in miles		0.26	0.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08685-0083	3-08686-0031	3-07280-0188	3-08709-0014
Address	3111 BRIGHTON 2 STREET	301 BRIGHTWATER COURT	205 SEA BREEZE AVENUE	149 BRIGHTON 11 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	CONEY ISLAND	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	48	58	58
Year Built	1963	1931	1930	1946
Gross SqFt	42,700	46,920	48,000	35,400
Estimated Gross Income	\$635,803	\$563,491	\$714,849	\$544,733
Gross Income per SqFt	\$14.89	\$12.01	\$14.89	\$15.39
Estimated Expense	\$298,827	\$207,584	\$291,179	\$256,025
Expense SqFt	\$7.00	\$4.42	\$6.07	\$7.23
Net Operating Income	\$336,976	\$355,907	\$423,670	\$288,708
Full Market Value	\$2,255,000	\$1,379,000	\$1,646,000	\$1,951,000
Market Value per SqFt	\$52.81	\$29.39	\$34.29	\$55.11
Distance from Cooperative in miles		0.05	0.38	0.41

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08686-0025	3-08692-0010	3-08682-0048	3-08685-0070
Address	313 BRIGHTWATER COURT	3109 BRIGHTON 7 STREET	21 BRIGHTON 1 STREET	231 BRIGHTWATER COURT
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	72	67	49
Year Built	1931	1928	1927	1928
Gross SqFt	43,669	72,360	48,720	45,189
Estimated Gross Income	\$614,423	\$799,309	\$685,321	\$647,908
Gross Income per SqFt	\$14.07	\$11.05	\$14.07	\$14.34
Estimated Expense	\$268,503	\$263,847	\$334,290	\$246,181
Expense SqFt	\$6.15	\$3.65	\$6.86	\$5.45
Net Operating Income	\$345,920	\$535,462	\$351,031	\$401,727
Full Market Value	\$2,274,000	\$1,839,000	\$2,307,000	\$1,428,000
Market Value per SqFt	\$52.07	\$25.41	\$47.35	\$31.60
Distance from Cooperative in miles		0.19	0.14	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08686-0037	3-07280-0188	3-08682-0048	
Address	3105 BRIGHTON 3 STREET	205 SEA BREEZE AVENUE	21 BRIGHTON 1 STREET	
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	BRIGHTON BEACH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	76	58	67	
Year Built	1927	1930	1927	
Gross SqFt	59,640	48,000	48,720	
Estimated Gross Income	\$863,587	\$714,849	\$685,321	
Gross Income per SqFt	\$14.48	\$14.89	\$14.07	
Estimated Expense	\$218,488	\$291,179	\$334,290	
Expense SqFt	\$3.66	\$6.07	\$6.86	
Net Operating Income	\$645,099	\$423,670	\$351,031	
Full Market Value	\$4,280,000	\$1,646,000	\$2,307,000	
Market Value per SqFt	\$71.76	\$34.29	\$47.35	
Distance from Cooperative in miles		0.43	0.14	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08686-0046	3-08692-0010	3-08686-0031	3-08685-0070
Address	3091 BRIGHTON 3 STREET	3109 BRIGHTON 7 STREET	301 BRIGHTWATER COURT	231 BRIGHTWATER COURT
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	72	48	49
Year Built	1935	1928	1931	1928
Gross SqFt	56,700	72,360	46,920	45,189
Estimated Gross Income	\$680,967	\$799,309	\$563,491	\$647,908
Gross Income per SqFt	\$12.01	\$11.05	\$12.01	\$14.34
Estimated Expense	\$388,151	\$263,847	\$207,584	\$246,181
Expense SqFt	\$6.85	\$3.65	\$4.42	\$5.45
Net Operating Income	\$292,816	\$535,462	\$355,907	\$401,727
Full Market Value	\$1,819,000	\$1,839,000	\$1,379,000	\$1,428,000
Market Value per SqFt	\$32.08	\$25.41	\$29.39	\$31.60
Distance from Cooperative in miles		0.19	0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08690-0091	3-07046-0001	3-08693-0012	3-07052-0014
Address	500 BRIGHTWATER COURT	3528 MERMAID AVENUE	3161 BRIGHTON 6 STREET	2914 WEST 28 STREET
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	BRIGHTON BEACH	CONEY ISLAND
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	195	261	154	178
Year Built	1967	1979	1983	1975
Gross SqFt	185,000	230,500	120,000	149,954
Estimated Gross Income	\$3,396,600	\$3,966,916	\$2,203,021	\$2,787,322
Gross Income per SqFt	\$18.36	\$17.21	\$18.36	\$18.59
Estimated Expense	\$2,075,323	\$1,232,468	\$1,078,448	\$1,223,356
Expense SqFt	\$11.22	\$5.35	\$8.99	\$8.16
Net Operating Income	\$1,321,277	\$2,734,448	\$1,124,573	\$1,563,966
Full Market Value	\$9,361,000	\$19,063,000	\$7,970,000	\$11,074,000
Market Value per SqFt	\$50.60	\$82.70	\$66.42	\$73.85
Distance from Cooperative in miles		2.06	0.09	1.72

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08691-0011	3-07465-0040	3-07280-0188	3-08701-0001
Address	601 BRIGHTWATER COURT	3051 OCEAN AVENUE	205 SEA BREEZE AVENUE	3033 CONEY ISLAND AVENUE
Neighborhood	BRIGHTON BEACH	SHEEPSHEAD BAY	CONEY ISLAND	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	70	69	58	82
Year Built	1929	1938	1930	1932
Gross SqFt	82,620	61,000	48,000	76,920
Estimated Gross Income	\$1,230,212	\$789,199	\$714,849	\$1,157,900
Gross Income per SqFt	\$14.89	\$12.94	\$14.89	\$15.05
Estimated Expense	\$659,394	\$358,440	\$291,179	\$479,146
Expense SqFt	\$7.98	\$5.88	\$6.07	\$6.23
Net Operating Income	\$570,818	\$430,759	\$423,670	\$678,754
Full Market Value	\$3,820,000	\$2,751,000	\$1,646,000	\$4,559,000
Market Value per SqFt	\$46.24	\$45.10	\$34.29	\$59.27
Distance from Cooperative in miles		0.97	0.58	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08692-0030	3-08691-0033	3-08689-0009	
Address	3250 CONEY ISLAND AVENUE	3099 BRIGHTON 6 STREET	3121 BRIGHTON 5 STREET	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	88	96	64	
Year Built	1941	1929	1926	
Gross SqFt	103,734	101,000	62,280	
Estimated Gross Income	\$1,230,285	\$1,137,425	\$738,918	
Gross Income per SqFt	\$11.86	\$11.26	\$11.86	
Estimated Expense	\$627,445	\$554,236	\$358,163	
Expense SqFt	\$6.05	\$5.49	\$5.75	
Net Operating Income	\$602,840	\$583,189	\$380,755	
Full Market Value	\$3,727,000	\$3,531,000	\$2,353,000	
Market Value per SqFt	\$35.93	\$34.96	\$37.78	
Distance from Cooperative in miles		0.05	0.09	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08692-0041	3-07280-0188	3-08683-0075	3-08691-0033
Address	3260 CONEY ISLAND AVENUE	205 SEA BREEZE AVENUE	3100 BRIGHTON 2 STREET	3099 BRIGHTON 6 STREET
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	58	104	96
Year Built	1941	1930	1928	1929
Gross SqFt	103,734	48,000	101,100	101,000
Estimated Gross Income	\$1,467,836	\$714,849	\$1,430,114	\$1,137,425
Gross Income per SqFt	\$14.15	\$14.89	\$14.15	\$11.26
Estimated Expense	\$661,823	\$291,179	\$644,676	\$554,236
Expense SqFt	\$6.38	\$6.07	\$6.38	\$5.49
Net Operating Income	\$806,013	\$423,670	\$785,438	\$583,189
Full Market Value	\$5,308,000	\$1,646,000	\$5,171,000	\$3,531,000
Market Value per SqFt	\$51.17	\$34.29	\$51.15	\$34.96
Distance from Cooperative in miles		0.62	0.28	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08710-0055	3-07457-0046	3-07199-0005	3-07458-0036
Address	50 SHORE BOULEVARD	2685 HOMECREST AVENUE	20 OCEAN COURT	3255 SHORE PARKWAY
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	76	65	76
Year Built	1957	1959	1963	1955
Gross SqFt	38,778	54,678	43,890	64,600
Estimated Gross Income	\$618,509	\$1,032,695	\$699,835	\$944,191
Gross Income per SqFt	\$15.95	\$18.89	\$15.95	\$14.62
Estimated Expense	\$280,185	\$382,739	\$299,106	\$406,503
Expense SqFt	\$7.23	\$7.00	\$6.81	\$6.29
Net Operating Income	\$338,324	\$649,956	\$400,729	\$537,688
Full Market Value	\$2,311,000	\$3,582,000	\$2,737,000	\$3,239,000
Market Value per SqFt	\$59.60	\$65.51	\$62.36	\$50.14
Distance from Cooperative in miles		0.30	0.79	0.30

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08711-0015	3-07433-0013	3-08719-0038	3-08665-0547
Address	2906 BRIGHTON 12 STREET	1230 AVENUE Y	160 WEST END AVENUE	2911 BRIGHTON 5 STREET
Neighborhood	BRIGHTON BEACH	SHEEPSHEAD BAY	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	156	145	184	106
Year Built	1951	1961	1963	1963
Gross SqFt	112,389	151,800	155,661	100,300
Estimated Gross Income	\$1,725,171	\$2,330,406	\$2,979,716	\$1,464,337
Gross Income per SqFt	\$15.35	\$15.35	\$19.14	\$14.60
Estimated Expense	\$721,537	\$974,163	\$1,492,017	\$597,259
Expense SqFt	\$6.42	\$6.42	\$9.59	\$5.95
Net Operating Income	\$1,003,634	\$1,356,243	\$1,487,699	\$867,078
Full Market Value	\$6,779,000	\$9,160,000	\$10,645,000	\$4,832,000
Market Value per SqFt	\$60.32	\$60.34	\$68.39	\$48.18
Distance from Cooperative in miles		0.52	0.25	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08717-0036	3-08717-0029	3-08717-0096	3-08711-0085
Address	8 BRIGHTON 15 STREET	150 BRIGHTON 15 STREET	3031 BRIGHTON 14 STREET	79 BRIGHTON 11 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	86	47	58
Year Built	1930	1927	1932	1936
Gross SqFt	36,000	62,500	40,000	50,500
Estimated Gross Income	\$531,720	\$1,110,363	\$590,906	\$689,458
Gross Income per SqFt	\$14.77	\$17.77	\$14.77	\$13.65
Estimated Expense	\$251,280	\$488,395	\$279,260	\$258,306
Expense SqFt	\$6.98	\$7.81	\$6.98	\$5.11
Net Operating Income	\$280,440	\$621,968	\$311,646	\$431,152
Full Market Value	\$1,872,000	\$4,372,000	\$2,080,000	\$2,263,000
Market Value per SqFt	\$52.00	\$69.95	\$52.00	\$44.81
Distance from Cooperative in miles		0.00	0.00	0.20

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08719-0020	3-08765-0019	3-07237-0002	3-08717-0029
Address	150 WEST END AVENUE	2740 EAST 13 STREET	2775 SHORE PARKWAY	150 BRIGHTON 15 STREET
Neighborhood	BRIGHTON BEACH	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	72	120	86
Year Built	1951	1960	1951	1927
Gross SqFt	81,900	73,217	97,440	62,500
Estimated Gross Income	\$1,366,911	\$928,331	\$1,626,347	\$1,110,363
Gross Income per SqFt	\$16.69	\$12.68	\$16.69	\$17.77
Estimated Expense	\$731,297	\$510,405	\$653,346	\$488,395
Expense SqFt	\$8.93	\$6.97	\$6.71	\$7.81
Net Operating Income	\$635,614	\$417,926	\$973,001	\$621,968
Full Market Value	\$4,396,000	\$2,601,000	\$6,729,000	\$4,372,000
Market Value per SqFt	\$53.68	\$35.52	\$69.06	\$69.95
Distance from Cooperative in miles		0.42	0.88	0.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08721-0350	3-08709-0100	3-08686-0031	3-07433-0013
Address	1120 BRIGHTON BEACH AVENUE	125 BRIGHTON 11 STREET	301 BRIGHTWATER COURT	1230 AVENUE Y
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	157	112	48	145
Year Built	1935	1931	1931	1961
Gross SqFt	162,957	117,600	46,920	151,800
Estimated Gross Income	\$1,957,114	\$1,274,139	\$563,491	\$2,330,406
Gross Income per SqFt	\$12.01	\$10.83	\$12.01	\$15.35
Estimated Expense	\$972,686	\$511,421	\$207,584	\$974,163
Expense SqFt	\$5.97	\$4.35	\$4.42	\$6.42
Net Operating Income	\$984,428	\$762,718	\$355,907	\$1,356,243
Full Market Value	\$6,114,000	\$3,485,000	\$1,379,000	\$9,160,000
Market Value per SqFt	\$37.52	\$29.63	\$29.39	\$60.34
Distance from Cooperative in miles		0.19	0.40	0.82

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08721-0360	3-07274-0035	3-07274-0020	3-07235-0001
Address	3131 BRIGHTON 13 STREET	3000 OCEAN PARKWAY	2940 OCEAN PARKWAY	2612 WEST STREET
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	383	441	445	240
Year Built	1962	1964	1964	1951
Gross SqFt	404,149	470,000	470,000	194,880
Estimated Gross Income	\$6,656,334	\$7,742,654	\$7,352,374	\$3,252,690
Gross Income per SqFt	\$16.47	\$16.47	\$15.64	\$16.69
Estimated Expense	\$3,377,424	\$3,236,084	\$3,433,279	\$1,115,540
Expense SqFt	\$8.36	\$6.89	\$7.30	\$5.72
Net Operating Income	\$3,278,910	\$4,506,570	\$3,919,095	\$2,137,150
Full Market Value	\$22,601,000	\$31,061,000	\$26,615,000	\$14,780,000
Market Value per SqFt	\$55.92	\$66.09	\$56.63	\$75.84
Distance from Cooperative in miles		0.76	0.76	0.92

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08721-0375	3-08764-0028	3-07235-0001	3-07234-0001
Address	1311 BRIGHTWATER AVENUE	2775 HOMECREST AVENUE	2612 WEST STREET	2612 WEST 2 STREET
Neighborhood	BRIGHTON BEACH	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	208	188	240	240
Year Built	1959	1960	1951	1951
Gross SqFt	288,548	194,425	194,880	194,880
Estimated Gross Income	\$4,815,866	\$2,536,031	\$3,252,690	\$3,252,690
Gross Income per SqFt	\$16.69	\$13.04	\$16.69	\$16.69
Estimated Expense	\$2,321,247	\$1,355,766	\$1,115,540	\$1,280,692
Expense SqFt	\$8.04	\$6.97	\$5.72	\$6.57
Net Operating Income	\$2,494,619	\$1,180,265	\$2,137,150	\$1,971,998
Full Market Value	\$17,252,000	\$7,560,000	\$14,780,000	\$13,638,000
Market Value per SqFt	\$59.79	\$38.88	\$75.84	\$69.98
Distance from Cooperative in miles		0.49	0.92	0.98

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08722-0474	3-08709-0100	3-07282-0062	3-08690-0083
Address	1150 BRIGHTON BEACH AVENU	125 BRIGHTON 11 STREET	3100 OCEAN PARKWAY	3152 BRIGHTON 6 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	CONEY ISLAND	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	159	112	169	125
Year Built	1935	1931	1932	1929
Gross SqFt	162,957	117,600	192,000	139,980
Estimated Gross Income	\$1,900,079	\$1,274,139	\$2,238,418	\$1,756,979
Gross Income per SqFt	\$11.66	\$10.83	\$11.66	\$12.55
Estimated Expense	\$906,338	\$511,421	\$1,042,351	\$744,317
Expense SqFt	\$5.56	\$4.35	\$5.43	\$5.32
Net Operating Income	\$993,741	\$762,718	\$1,196,067	\$1,012,662
Full Market Value	\$6,100,000	\$3,485,000	\$6,437,000	\$3,969,000
Market Value per SqFt	\$37.43	\$29.63	\$33.53	\$28.35
Distance from Cooperative in miles		0.21	0.75	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08723-0279	3-08718-0052	3-08686-0031	3-08692-0010
Address	286 CORBIN PLACE	1159 BRIGHTON BEACH AVENU	301 BRIGHTWATER COURT	3109 BRIGHTON 7 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	58	48	72
Year Built	1941	1934	1931	1928
Gross SqFt	36,000	58,000	46,920	72,360
Estimated Gross Income	\$432,360	\$722,779	\$563,491	\$799,309
Gross Income per SqFt	\$12.01	\$12.46	\$12.01	\$11.05
Estimated Expense	\$159,120	\$300,419	\$207,584	\$263,847
Expense SqFt	\$4.42	\$5.18	\$4.42	\$3.65
Net Operating Income	\$273,240	\$422,360	\$355,907	\$535,462
Full Market Value	\$1,697,000	\$1,670,000	\$1,379,000	\$1,839,000
Market Value per SqFt	\$47.14	\$28.79	\$29.39	\$25.41
Distance from Cooperative in miles		0.15	0.49	0.31

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08726-0001	3-08771-0101	3-08701-0001	3-08717-0029
Address	110 SHORE BOULEVARD	2775 EAST 16 STREET	3033 CONEY ISLAND AVENUE	150 BRIGHTON 15 STREET
Neighborhood	MANHATTAN BEACH	SHEEPSHEAD BAY	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	69	91	82	86
Year Built	1940	1942	1932	1927
Gross SqFt	81,000	96,828	76,920	62,500
Estimated Gross Income	\$1,219,050	\$1,019,467	\$1,157,900	\$1,110,363
Gross Income per SqFt	\$15.05	\$10.53	\$15.05	\$17.77
Estimated Expense	\$609,525	\$540,031	\$479,146	\$488,395
Expense SqFt	\$7.53	\$5.58	\$6.23	\$7.81
Net Operating Income	\$609,525	\$479,436	\$678,754	\$621,968
Full Market Value	\$4,093,000	\$2,819,000	\$4,559,000	\$4,372,000
Market Value per SqFt	\$50.53	\$29.11	\$59.27	\$69.95
Distance from Cooperative in miles		0.24	0.34	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08768-0001	3-08792-0063	3-07457-0046	3-07458-0001
Address	1516 VOORHIES AVENUE	2801 EMMONS AVENUE	2685 HOMECREST AVENUE	2611 EAST 13 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	55	76	64
Year Built	1961	2004	1959	1958
Gross SqFt	87,300	45,054	54,678	61,104
Estimated Gross Income	\$1,649,097	\$1,070,824	\$1,032,695	\$1,032,910
Gross Income per SqFt	\$18.89	\$23.77	\$18.89	\$16.90
Estimated Expense	\$611,100	\$241,245	\$382,739	\$397,931
Expense SqFt	\$7.00	\$5.35	\$7.00	\$6.51
Net Operating Income	\$1,037,997	\$829,579	\$649,956	\$634,979
Full Market Value	\$7,727,000	\$5,574,000	\$3,582,000	\$4,407,000
Market Value per SqFt	\$88.51	\$123.72	\$65.51	\$72.12
Distance from Cooperative in miles		0.69	0.18	0.14

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08771-0135	3-07433-0013	3-08815-0042	3-08719-0038
Address	1625 EMMONS AVENUE	1230 AVENUE Y	3022 EMMONS AVENUE	160 WEST END AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	148	145	134	184
Year Built	1962	1961	1972	1963
Gross SqFt	144,054	151,800	144,750	155,661
Estimated Gross Income	\$2,362,486	\$2,330,406	\$2,374,037	\$2,979,716
Gross Income per SqFt	\$16.40	\$15.35	\$16.40	\$19.14
Estimated Expense	\$1,199,907	\$974,163	\$1,173,961	\$1,492,017
Expense SqFt	\$8.33	\$6.42	\$8.11	\$9.59
Net Operating Income	\$1,162,579	\$1,356,243	\$1,200,076	\$1,487,699
Full Market Value	\$8,005,000	\$9,160,000	\$8,263,000	\$10,645,000
Market Value per SqFt	\$55.57	\$60.34	\$57.08	\$68.39
Distance from Cooperative in miles		0.45	0.77	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08772-0022	3-08776-0007	3-07263-0124	3-07465-0009
Address	2746 EAST 19 STREET	2018 VOORHIES AVENUE	2822 BRIGHTON 8 STREET	2024 JEROME AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	BRIGHTON BEACH	SHEEPSHEAD BAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	48	42	42	16
Year Built	1931	1938	1930	1979
Gross SqFt	27,450	31,392	32,400	16,280
Estimated Gross Income	\$442,494	\$416,668	\$522,133	\$285,328
Gross Income per SqFt	\$16.12	\$13.27	\$16.12	\$17.53
Estimated Expense	\$212,397	\$195,834	\$239,549	\$116,073
Expense SqFt	\$7.74	\$6.24	\$7.39	\$7.13
Net Operating Income	\$230,097	\$220,834	\$282,584	\$169,255
Full Market Value	\$1,577,000	\$1,367,000	\$1,936,000	\$869,000
Market Value per SqFt	\$57.45	\$43.55	\$59.75	\$53.38
Distance from Cooperative in miles		0.14	0.61	0.17

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08782-0007	3-08782-0034	3-08805-0036	3-07422-0917
Address	2330 VOORHIES AVENUE	4750 BEDFORD AVENUE	2790 COYLE STREET	2440 EAST 29 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	112	76	113
Year Built	1962	1964	1961	1961
Gross SqFt	109,258	105,440	73,000	117,500
Estimated Gross Income	\$1,706,610	\$1,688,250	\$1,139,955	\$1,464,993
Gross Income per SqFt	\$15.62	\$16.01	\$15.62	\$12.47
Estimated Expense	\$810,640	\$794,365	\$568,569	\$602,725
Expense SqFt	\$7.42	\$7.53	\$7.79	\$5.13
Net Operating Income	\$895,970	\$893,885	\$571,386	\$862,268
Full Market Value	\$6,083,000	\$6,114,000	\$3,879,000	\$5,433,000
Market Value per SqFt	\$55.68	\$57.99	\$53.14	\$46.24
Distance from Cooperative in miles		0.00	0.60	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08791-0104	3-08764-0028	3-08782-0034	3-07234-0001
Address	2717 EAST 28 STREET	2775 HOMECREST AVENUE	4750 BEDFORD AVENUE	2612 WEST 2 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	240	188	112	240
Year Built	1955	1960	1964	1951
Gross SqFt	290,160	194,425	105,440	194,880
Estimated Gross Income	\$4,645,462	\$2,536,031	\$1,688,250	\$3,252,690
Gross Income per SqFt	\$16.01	\$13.04	\$16.01	\$16.69
Estimated Expense	\$2,285,567	\$1,355,766	\$794,365	\$1,280,692
Expense SqFt	\$7.88	\$6.97	\$7.53	\$6.57
Net Operating Income	\$2,359,895	\$1,180,265	\$893,885	\$1,971,998
Full Market Value	\$16,139,000	\$7,560,000	\$6,114,000	\$13,638,000
Market Value per SqFt	\$55.62	\$38.88	\$57.99	\$69.98
Distance from Cooperative in miles		0.89	0.25	1.65

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08804-0042	3-08782-0034	3-07433-0013	3-08805-0036
Address	2800 COYLE STREET	4750 BEDFORD AVENUE	1230 AVENUE Y	2790 COYLE STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	157	112	145	76
Year Built	1961	1964	1961	1961
Gross SqFt	145,000	105,440	151,800	73,000
Estimated Gross Income	\$2,264,900	\$1,688,250	\$2,330,406	\$1,139,955
Gross Income per SqFt	\$15.62	\$16.01	\$15.35	\$15.62
Estimated Expense	\$1,129,550	\$794,365	\$974,163	\$568,569
Expense SqFt	\$7.79	\$7.53	\$6.42	\$7.79
Net Operating Income	\$1,135,350	\$893,885	\$1,356,243	\$571,386
Full Market Value	\$7,708,000	\$6,114,000	\$9,160,000	\$3,879,000
Market Value per SqFt	\$53.16	\$57.99	\$60.34	\$53.14
Distance from Cooperative in miles		0.54	1.22	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08806-0140	3-08815-0042	3-07308-0032	
Address	3845 SHORE PARKWAY	3022 EMMONS AVENUE	3280 NOSTRAND AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	153	134	181	
Year Built	1965	1972	1961	
Gross SqFt	153,193	144,750	186,257	
Estimated Gross Income	\$2,497,804	\$2,374,037	\$3,021,222	
Gross Income per SqFt	\$16.30	\$16.40	\$16.22	
Estimated Expense	\$1,223,924	\$1,173,961	\$1,306,960	
Expense SqFt	\$7.99	\$8.11	\$7.02	
Net Operating Income	\$1,273,880	\$1,200,076	\$1,714,262	
Full Market Value	\$8,756,000	\$8,263,000	\$11,765,000	
Market Value per SqFt	\$57.16	\$57.08	\$63.17	
Distance from Cooperative in miles		0.32	1.27	

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08806-0150	3-07433-0013	3-08782-0034	3-08815-0042
Address	3080 VOORHIES AVENUE	1230 AVENUE Y	4750 BEDFORD AVENUE	3022 EMMONS AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	153	145	112	134
Year Built	1966	1961	1964	1972
Gross SqFt	157,501	151,800	105,440	144,750
Estimated Gross Income	\$2,544,175	\$2,330,406	\$1,688,250	\$2,374,037
Gross Income per SqFt	\$16.15	\$15.35	\$16.01	\$16.40
Estimated Expense	\$1,236,469	\$974,163	\$794,365	\$1,173,961
Expense SqFt	\$7.85	\$6.42	\$7.53	\$8.11
Net Operating Income	\$1,307,706	\$1,356,243	\$893,885	\$1,200,076
Full Market Value	\$8,963,000	\$9,160,000	\$6,114,000	\$8,263,000
Market Value per SqFt	\$56.91	\$60.34	\$57.99	\$57.08
Distance from Cooperative in miles		1.31	0.65	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08808-0059	3-07422-0146	3-07308-0032	3-08815-0042
Address	3221 EMMONS AVENUE	2835 OCEAN AVENUE	3280 NOSTRAND AVENUE	3022 EMMONS AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	172	200	181	134
Year Built	1960	1949	1961	1972
Gross SqFt	161,001	159,996	186,257	144,750
Estimated Gross Income	\$2,634,020	\$2,163,921	\$3,021,222	\$2,374,037
Gross Income per SqFt	\$16.36	\$13.52	\$16.22	\$16.40
Estimated Expense	\$1,290,670	\$1,013,437	\$1,306,960	\$1,173,961
Expense SqFt	\$8.02	\$6.33	\$7.02	\$8.11
Net Operating Income	\$1,343,350	\$1,150,484	\$1,714,262	\$1,200,076
Full Market Value	\$9,243,000	\$6,897,000	\$11,765,000	\$8,263,000
Market Value per SqFt	\$57.41	\$43.11	\$63.17	\$57.08
Distance from Cooperative in miles		1.04	1.43	0.28

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08818-0043	3-07422-0917	3-07334-0018	3-07413-0004
Address	2265 GERRITSEN AVENUE	2440 EAST 29 STREET	3380 NOSTRAND AVENUE	1230 AVENUE X
Neighborhood	MARINE PARK	SHEEPSHEAD BAY	MADISON	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	113	77	106
Year Built	1962	1961	1963	1962
Gross SqFt	107,916	117,500	64,000	114,548
Estimated Gross Income	\$1,689,965	\$1,464,993	\$969,987	\$1,438,000
Gross Income per SqFt	\$15.66	\$12.47	\$15.16	\$12.55
Estimated Expense	\$895,681	\$602,725	\$430,786	\$676,819
Expense SqFt	\$8.30	\$5.13	\$6.73	\$5.91
Net Operating Income	\$794,284	\$862,268	\$539,201	\$761,181
Full Market Value	\$6,485,000	\$5,433,000	\$3,236,000	\$4,807,000
Market Value per SqFt	\$60.09	\$46.24	\$50.56	\$41.96
Distance from Cooperative in miles		0.74	0.47	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08819-0011	3-07308-0032	3-07235-0001	3-07234-0001
Address	2220 BURNETT STREET	3280 NOSTRAND AVENUE	2612 WEST STREET	2612 WEST 2 STREET
Neighborhood	MARINE PARK	MADISON	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	264	181	240	240
Year Built	1952	1961	1951	1951
Gross SqFt	261,072	186,257	194,880	194,880
Estimated Gross Income	\$4,357,292	\$3,021,222	\$3,252,690	\$3,252,690
Gross Income per SqFt	\$16.69	\$16.22	\$16.69	\$16.69
Estimated Expense	\$2,135,073	\$1,306,960	\$1,115,540	\$1,280,692
Expense SqFt	\$8.18	\$7.02	\$5.72	\$6.57
Net Operating Income	\$2,222,219	\$1,714,262	\$2,137,150	\$1,971,998
Full Market Value	\$15,368,000	\$11,765,000	\$14,780,000	\$13,638,000
Market Value per SqFt	\$58.86	\$63.17	\$75.84	\$69.98
Distance from Cooperative in miles		0.55	2.24	2.33

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08820-0001	3-07354-0001	3-07324-0036	3-06780-0012
Address	3171 WHITNEY AVENUE	2177 EAST 21 STREET	2530 OCEAN AVENUE	1715 KINGS HIGHWAY
Neighborhood	MARINE PARK	SHEEPSHEAD BAY	MADISON	MIDWOOD
Building Classification	C8-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	28	54	42	42
Year Built	1927	1926	1926	1923
Gross SqFt	27,816	46,000	34,000	41,000
Estimated Gross Income	\$399,994	\$586,367	\$489,074	\$859,208
Gross Income per SqFt	\$14.38	\$12.75	\$14.38	\$20.96
Estimated Expense	\$227,997	\$238,851	\$221,802	\$206,813
Expense SqFt	\$8.20	\$5.19	\$6.52	\$5.04
Net Operating Income	\$171,997	\$347,516	\$267,272	\$652,395
Full Market Value	\$1,139,000	\$2,208,000	\$1,769,000	\$2,783,000
Market Value per SqFt	\$40.95	\$48.00	\$52.03	\$67.88
Distance from Cooperative in miles		0.92	1.06	1.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08820-0007	3-07334-0018	3-08782-0034	3-06825-0037
Address	2241 PLUMB 1 STREET	3380 NOSTRAND AVENUE	4750 BEDFORD AVENUE	2350 OCEAN AVENUE
Neighborhood	MARINE PARK	MADISON	SHEEPSHEAD BAY	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	108	77	112	110
Year Built	1957	1963	1964	1974
Gross SqFt	118,443	64,000	105,440	130,842
Estimated Gross Income	\$1,896,272	\$969,987	\$1,688,250	\$2,338,574
Gross Income per SqFt	\$16.01	\$15.16	\$16.01	\$17.87
Estimated Expense	\$916,658	\$430,786	\$794,365	\$1,015,139
Expense SqFt	\$7.74	\$6.73	\$7.53	\$7.76
Net Operating Income	\$979,614	\$539,201	\$893,885	\$1,323,435
Full Market Value	\$6,700,000	\$3,236,000	\$6,114,000	\$9,178,000
Market Value per SqFt	\$56.57	\$50.56	\$57.99	\$70.15
Distance from Cooperative in miles		0.58	1.10	1.18

BOROUGH OF BROOKLYN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08821-0001	3-07308-0032	3-07309-0040	3-08815-0042
Address	2209 KNAPP STREET	3280 NOSTRAND AVENUE	3301 NOSTRAND AVENUE	3022 EMMONS AVENUE
Neighborhood	MARINE PARK	MADISON	MADISON	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	162	181	214	134
Year Built	1951	1961	1960	1972
Gross SqFt	174,580	186,257	178,028	144,750
Estimated Gross Income	\$2,863,112	\$3,021,222	\$2,973,536	\$2,374,037
Gross Income per SqFt	\$16.40	\$16.22	\$16.70	\$16.40
Estimated Expense	\$1,415,844	\$1,306,960	\$1,304,587	\$1,173,961
Expense SqFt	\$8.11	\$7.02	\$7.33	\$8.11
Net Operating Income	\$1,447,268	\$1,714,262	\$1,668,949	\$1,200,076
Full Market Value	\$9,965,000	\$11,765,000	\$11,543,000	\$8,263,000
Market Value per SqFt	\$57.08	\$63.17	\$64.84	\$57.08
Distance from Cooperative in miles		0.63	0.59	1.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08821-0010	3-07308-0032	3-07309-0040	3-08815-0042
Address	2251 KNAPP STREET	3280 NOSTRAND AVENUE	3301 NOSTRAND AVENUE	3022 EMMONS AVENUE
Neighborhood	MARINE PARK	MADISON	MADISON	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	162	181	214	134
Year Built	1953	1961	1960	1972
Gross SqFt	174,580	186,257	178,028	144,750
Estimated Gross Income	\$2,863,112	\$3,021,222	\$2,973,536	\$2,374,037
Gross Income per SqFt	\$16.40	\$16.22	\$16.70	\$16.40
Estimated Expense	\$1,415,844	\$1,306,960	\$1,304,587	\$1,173,961
Expense SqFt	\$8.11	\$7.02	\$7.33	\$8.11
Net Operating Income	\$1,447,268	\$1,714,262	\$1,668,949	\$1,200,076
Full Market Value	\$9,965,000	\$11,765,000	\$11,543,000	\$8,263,000
Market Value per SqFt	\$57.08	\$63.17	\$64.84	\$57.08
Distance from Cooperative in miles		0.63	0.59	1.04