

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00068-0107	3-00051-0001	3-01798-0040
Address	165 SANDS STREET	65 WASHINGTON STREET	550 GREENE AVENUE
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON FERRY	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	120	104	151
Year Built	1902	1914	1984
Gross SqFt	121,580	123,700	128,000
Estimated Gross Income	\$2,044,975	\$2,126,783	\$2,104,487
Gross Income per SqFt	\$16.82	\$17.19	\$16.44
Full Market Value	\$8,320,000	\$8,650,000	\$5,940,000
Market Value per SqFt	\$68.00	\$70.00	\$46.40
Distance from Cooperative in miles		0.30	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00086-0011	3-01691-0012	3-06979-0200
Address	175 ADAMS STREET	88 CHAUNCEY STREET	3601 NEPTUNE AVENUE
Neighborhood	DOWNTOWN-METROTECH	BEDFORD STUYVESANT	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	1,026	287	339
Year Built	1950	1974	1975
Gross SqFt	883,265	277,200	334,000
Estimated Gross Income	\$14,132,240	\$5,004,529	\$5,139,441
Gross Income per SqFt	\$16.00	\$18.05	\$15.39
Full Market Value	\$57,500,000	\$14,100,000	\$14,500,000
Market Value per SqFt	\$65.00	\$51.00	\$43.40
Distance from Cooperative in miles		3.30	8.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00173-0039	3-00146-0036	3-00172-0064
Address	457 STATE STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	15	20
Year Built	1905	1905	1905
Gross SqFt	9,784	9,055	15,200
Estimated Gross Income	\$180,515	\$148,593	\$248,858
Gross Income per SqFt	\$18.45	\$16.41	\$16.37
Full Market Value	\$734,000	\$604,000	\$1,010,000
Market Value per SqFt	\$75.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.35	0.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00178-0025	3-01979-0003	
Address	422 STATE STREET	495 WASHINGTON AVENUE	
Neighborhood	BOERUM HILL	CLINTON HILL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	20	42	
Year Built	1912	1928	
Gross SqFt	25,000	25,500	
Estimated Gross Income	\$400,000	\$402,100	
Gross Income per SqFt	\$16.00	\$15.77	
Full Market Value	\$1,630,000	\$1,640,000	
Market Value per SqFt	\$65.00	\$64.00	
Distance from Cooperative in miles		1.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00178-0054	3-00051-0001	3-01798-0040
Address	423 ATLANTIC AVENUE	65 WASHINGTON STREET	550 GREENE AVENUE
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON FERRY	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	61	104	151
Year Built	1900	1914	1984
Gross SqFt	122,963	123,700	128,000
Estimated Gross Income	\$1,967,408	\$2,126,783	\$2,104,487
Gross Income per SqFt	\$16.00	\$17.19	\$16.44
Full Market Value	\$8,000,000	\$8,650,000	\$5,940,000
Market Value per SqFt	\$65.00	\$70.00	\$46.40
Distance from Cooperative in miles		1.10	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00181-0039	3-00146-0036	3-00172-0064
Address	251 PACIFIC STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	15	20
Year Built	1914	1905	1905
Gross SqFt	18,530	9,055	15,200
Estimated Gross Income	\$304,077	\$148,593	\$248,858
Gross Income per SqFt	\$16.41	\$16.41	\$16.37
Full Market Value	\$1,240,000	\$604,000	\$1,010,000
Market Value per SqFt	\$67.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00185-0048	3-00146-0036	3-00172-0064
Address	467 PACIFIC STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	15	20
Year Built	1912	1905	1905
Gross SqFt	17,855	9,055	15,200
Estimated Gross Income	\$329,425	\$148,593	\$248,858
Gross Income per SqFt	\$18.45	\$16.41	\$16.37
Full Market Value	\$1,340,000	\$604,000	\$1,010,000
Market Value per SqFt	\$75.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00197-0022	3-01029-0020	3-01041-0011
Address	280 DEAN STREET	312 12 STREET	204 14 STREET
Neighborhood	BOERUM HILL	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	20	20
Year Built	1900	1914	1915
Gross SqFt	18,000	14,644	15,140
Estimated Gross Income	\$349,200	\$189,355	\$293,602
Gross Income per SqFt	\$19.40	\$12.93	\$19.39
Full Market Value	\$986,000	\$712,000	\$1,310,000
Market Value per SqFt	\$55.00	\$49.00	\$87.00
Distance from Cooperative in miles		1.25	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00200-0005	3-02396-0027	3-05079-0019
Address	8 OLD FULTON STREET	279 SOUTH 1 STREET	142 ST PAUL'S PLACE
Neighborhood	DOWNTOWN-FULTON FERRY	WILLIAMSBURG-SOUTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	22	16
Year Built	1915	1910	1912
Gross SqFt	17,400	16,250	16,080
Estimated Gross Income	\$361,224	\$271,862	\$398,556
Gross Income per SqFt	\$20.76	\$16.73	\$24.79
Full Market Value	\$1,610,000	\$835,000	\$1,220,000
Market Value per SqFt	\$93.00	\$51.00	\$76.00
Distance from Cooperative in miles		2.10	3.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00202-0001	3-00236-0015	3-08719-0038
Address	28 OLD FULTON STREET	55 PIERREPONT STREET	160 WEST END AVENUE
Neighborhood	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	86	191	184
Year Built	1906	1928	1963
Gross SqFt	171,000	157,042	155,661
Estimated Gross Income	\$2,701,800	\$2,390,870	\$2,547,822
Gross Income per SqFt	\$15.80	\$15.22	\$16.37
Full Market Value	\$11,000,000	\$6,750,000	\$10,400,000
Market Value per SqFt	\$64.00	\$43.00	\$67.00
Distance from Cooperative in miles		0.45	8.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00208-0319	3-00236-0007	3-01173-0007
Address	182 COLUMBIA HEIGHTS	75 PIERREPONT STREET	195 UNDERHILL AVENUE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	36	36
Year Built	1921	1925	1940
Gross SqFt	24,918	25,818	24,000
Estimated Gross Income	\$414,137	\$460,681	\$383,858
Gross Income per SqFt	\$16.62	\$17.84	\$15.99
Full Market Value	\$1,680,000	\$1,870,000	\$1,560,000
Market Value per SqFt	\$67.00	\$72.00	\$65.00
Distance from Cooperative in miles		0.20	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00208-0331	3-03512-0001	3-00236-0103
Address	160 COLUMBIA HEIGHTS	663 HOWARD AVENUE	52 CLARK STREET
Neighborhood	BROOKLYN HEIGHTS	BROWNSVILLE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	84	122	142
Year Built	1937	1983	1928
Gross SqFt	84,445	85,370	79,460
Estimated Gross Income	\$1,916,901	\$1,612,883	\$2,105,768
Gross Income per SqFt	\$22.70	\$18.89	\$26.50
Full Market Value	\$8,570,000	\$4,550,000	\$10,200,000
Market Value per SqFt	\$101.00	\$53.00	\$128.00
Distance from Cooperative in miles		4.60	0.15

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00208-0501	3-05079-0019	3-02409-0009
Address	10 MONTAGUE TERRACE	142 ST PAUL'S PLACE	262 SOUTH 1 STREET
Neighborhood	BROOKLYN HEIGHTS	FLATBUSH-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	16	24
Year Built	1900	1912	1915
Gross SqFt	15,197	16,080	15,836
Estimated Gross Income	\$327,951	\$398,556	\$290,907
Gross Income per SqFt	\$21.58	\$24.79	\$18.37
Full Market Value	\$1,470,000	\$1,220,000	\$893,000
Market Value per SqFt	\$97.00	\$76.00	\$56.00
Distance from Cooperative in miles		3.75	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00208-0508	3-00247-0028	
Address	2 MONTAGUE TERRACE	74 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	25	59	
Year Built	1917	1912	
Gross SqFt	54,966	54,640	
Estimated Gross Income	\$1,154,286	\$984,472	
Gross Income per SqFt	\$21.00	\$18.02	
Full Market Value	\$5,160,000	\$4,000,000	
Market Value per SqFt	\$94.00	\$73.00	
Distance from Cooperative in miles		0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00212-0001	3-00250-0030	3-08723-0410
Address	140 CADMAN PLAZA WEST	182 MONTAGUE STREET	1511 CORBIN PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	250	187	132
Year Built	1967	1999	1951
Gross SqFt	352,698	182,000	109,832
Estimated Gross Income	\$4,627,397	\$6,855,305	\$1,689,216
Gross Income per SqFt	\$13.12	\$37.70	\$15.38
Full Market Value	\$13,100,000	\$34,500,000	\$6,870,000
Market Value per SqFt	\$37.10	\$190.00	\$63.00
Distance from Cooperative in miles		0.45	8.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00216-0003	3-00146-0036	3-00172-0064
Address	55 HICKS STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	15	20
Year Built	1900	1905	1905
Gross SqFt	17,245	9,055	15,200
Estimated Gross Income	\$472,513	\$148,593	\$248,858
Gross Income per SqFt	\$27.40	\$16.41	\$16.37
Full Market Value	\$2,290,000	\$604,000	\$1,010,000
Market Value per SqFt	\$133.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.75	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00217-0001	3-00236-0015	3-05155-0050
Address	75 HENRY STREET	55 PIERREPONT STREET	405 WESTMINSTER ROAD
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	370	191	138
Year Built	1967	1928	1960
Gross SqFt	593,599	157,042	153,424
Estimated Gross Income	\$8,090,754	\$2,390,870	\$1,847,730
Gross Income per SqFt	\$13.63	\$15.22	\$12.04
Full Market Value	\$32,100,000	\$6,750,000	\$6,510,000
Market Value per SqFt	\$54.00	\$43.00	\$42.40
Distance from Cooperative in miles		0.25	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00219-0005	3-00042-0018	3-06681-0225
Address	81 COLUMBIA HEIGHTS	254 WATER STREET	1879 EAST 3 STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON FERRY	OCEAN PARKWAY-SOUTH
Building Classification	C6-WALK-UP	D8-ELEVATOR	D3-ELEVATOR
Total Units	60	26	50
Year Built	1890	2002	1987
Gross SqFt	39,280	28,358	36,769
Estimated Gross Income	\$797,776	\$639,651	\$799,034
Gross Income per SqFt	\$20.31	\$22.56	\$21.73
Full Market Value	\$3,570,000	\$2,860,000	\$2,260,000
Market Value per SqFt	\$91.00	\$101.00	\$61.00
Distance from Cooperative in miles		0.65	6.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00221-0033	3-02396-0027	3-05079-0019
Address	73 ORANGE STREET	279 SOUTH 1 STREET	142 ST PAUL'S PLACE
Neighborhood	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	22	16
Year Built	1925	1910	1912
Gross SqFt	13,428	16,250	16,080
Estimated Gross Income	\$247,747	\$271,862	\$398,556
Gross Income per SqFt	\$18.45	\$16.73	\$24.79
Full Market Value	\$1,010,000	\$835,000	\$1,220,000
Market Value per SqFt	\$75.00	\$51.00	\$76.00
Distance from Cooperative in miles		2.15	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0001	3-01179-0097	3-00247-0028
Address	45 PINEAPPLE STREET	159 EASTERN PARKWAY	74 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	68	72	59
Year Built	1939	1927	1912
Gross SqFt	52,012	52,140	54,640
Estimated Gross Income	\$859,238	\$783,168	\$984,472
Gross Income per SqFt	\$16.52	\$15.02	\$18.02
Full Market Value	\$3,490,000	\$3,100,000	\$4,000,000
Market Value per SqFt	\$67.00	\$59.00	\$73.00
Distance from Cooperative in miles		2.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0006	3-00146-0036	3-00172-0064
Address	87 HICKS STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	20
Year Built	1900	1905	1905
Gross SqFt	9,435	9,055	15,200
Estimated Gross Income	\$119,321	\$148,593	\$248,858
Gross Income per SqFt	\$12.65	\$16.41	\$16.37
Full Market Value	\$449,000	\$604,000	\$1,010,000
Market Value per SqFt	\$47.60	\$67.00	\$66.00
Distance from Cooperative in miles		0.70	0.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0010	3-01089-0001	3-00254-0006
Address	54 ORANGE STREET	719 8 AVENUE	141 JORALEMON STREET
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	D3-ELEVATOR
Total Units	24	32	47
Year Built	1963	1905	1923
Gross SqFt	34,391	31,468	46,410
Estimated Gross Income	\$653,429	\$590,620	\$846,432
Gross Income per SqFt	\$19.00	\$18.77	\$18.24
Full Market Value	\$2,660,000	\$2,400,000	\$3,440,000
Market Value per SqFt	\$77.00	\$76.00	\$74.00
Distance from Cooperative in miles		2.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0013	3-00254-0006	3-01089-0001
Address	66 ORANGE STREET	141 JORALEMON STREET	719 8 AVENUE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	C1-WALK-UP
Total Units	21	47	32
Year Built	1913	1923	1905
Gross SqFt	32,135	46,410	31,468
Estimated Gross Income	\$578,430	\$846,432	\$590,620
Gross Income per SqFt	\$18.00	\$18.24	\$18.77
Full Market Value	\$2,350,000	\$3,440,000	\$2,400,000
Market Value per SqFt	\$73.00	\$74.00	\$76.00
Distance from Cooperative in miles		0.35	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0018	3-01296-0008	3-00051-0012
Address	72 ORANGE STREET	212 CROWN STREET	65 WASHINGTON STREET
Neighborhood	BROOKLYN HEIGHTS	CROWN HEIGHTS	DOWNTOWN-FULTON FERRY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	41	35	59
Year Built	1938	1927	2000
Gross SqFt	32,418	38,500	50,457
Estimated Gross Income	\$817,582	\$1,057,210	\$1,657,235
Gross Income per SqFt	\$25.20	\$27.50	\$32.80
Full Market Value	\$3,650,000	\$5,120,000	\$8,030,000
Market Value per SqFt	\$113.00	\$133.00	\$159.00
Distance from Cooperative in miles		3.10	0.30

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0035	3-00051-0012	3-01296-0008
Address	59 PINEAPPLE STREET	65 WASHINGTON STREET	212 CROWN STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON FERRY	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	40	59	35
Year Built	1940	2000	1927
Gross SqFt	39,450	50,457	38,500
Estimated Gross Income	\$994,929	\$1,657,235	\$1,057,210
Gross Income per SqFt	\$25.20	\$32.80	\$27.50
Full Market Value	\$4,450,000	\$8,030,000	\$5,120,000
Market Value per SqFt	\$113.00	\$159.00	\$133.00
Distance from Cooperative in miles		0.30	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00229-0001	3-00254-0006	3-02104-0008
Address	15 CLARK STREET	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	31	47	71
Year Built	1920	1923	1927
Gross SqFt	45,600	46,410	44,046
Estimated Gross Income	\$756,960	\$846,432	\$693,471
Gross Income per SqFt	\$16.60	\$18.24	\$15.74
Full Market Value	\$3,080,000	\$3,440,000	\$2,820,000
Market Value per SqFt	\$68.00	\$74.00	\$64.00
Distance from Cooperative in miles		0.35	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00229-0006	3-00254-0006	3-02104-0008
Address	129 COLUMBIA HEIGHTS	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	37	47	71
Year Built	1900	1923	1927
Gross SqFt	48,450	46,410	44,046
Estimated Gross Income	\$804,270	\$846,432	\$693,471
Gross Income per SqFt	\$16.60	\$18.24	\$15.74
Full Market Value	\$3,270,000	\$3,440,000	\$2,820,000
Market Value per SqFt	\$67.00	\$74.00	\$64.00
Distance from Cooperative in miles		0.35	1.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00230-0017	3-01153-0010	3-01167-0013
Address	35 CLARK STREET	93 UNDERHILL AVENUE	452 PARK PLACE
Neighborhood	BROOKLYN HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	34	35	39
Year Built	1923	1930	1926
Gross SqFt	37,800	32,835	29,560
Estimated Gross Income	\$588,546	\$515,470	\$456,201
Gross Income per SqFt	\$15.57	\$15.70	\$15.43
Full Market Value	\$2,390,000	\$2,100,000	\$1,860,000
Market Value per SqFt	\$63.00	\$64.00	\$63.00
Distance from Cooperative in miles		2.15	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00231-0017	3-02139-0014	3-01178-0075
Address	41 CLARK STREET	190 SOUTH 8 STREET	505 LINCOLN PLACE
Neighborhood	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	307	41	30
Year Built	1911	1917	1920
Gross SqFt	25,407	25,924	25,556
Estimated Gross Income	\$406,512	\$452,373	\$395,141
Gross Income per SqFt	\$16.00	\$17.45	\$15.46
Full Market Value	\$1,650,000	\$1,840,000	\$1,210,000
Market Value per SqFt	\$65.00	\$71.00	\$47.30
Distance from Cooperative in miles		1.85	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00231-0019	3-06468-0016	3-05155-0050
Address	44 PINEAPPLE STREET	1429 SHORE PARKWAY	405 WESTMINSTER ROAD
Neighborhood	BROOKLYN HEIGHTS	BATH BEACH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	275	263	138
Year Built	1929	1960	1960
Gross SqFt	441,063	257,300	153,424
Estimated Gross Income	\$5,491,234	\$3,305,508	\$1,847,730
Gross Income per SqFt	\$12.45	\$12.85	\$12.04
Full Market Value	\$20,600,000	\$12,400,000	\$6,510,000
Market Value per SqFt	\$46.70	\$48.00	\$42.40
Distance from Cooperative in miles		6.90	4.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00231-0030	3-01946-0004	3-00236-0015
Address	60 PINEAPPLE STREET	379 WASHINGTON AVENUE	55 PIERREPONT STREET
Neighborhood	BROOKLYN HEIGHTS	CLINTON HILL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	74	86	191
Year Built	1899	1905	1928
Gross SqFt	114,445	113,924	157,042
Estimated Gross Income	\$1,602,230	\$1,709,714	\$2,390,870
Gross Income per SqFt	\$14.00	\$15.01	\$15.22
Full Market Value	\$6,350,000	\$6,780,000	\$6,750,000
Market Value per SqFt	\$55.00	\$60.00	\$43.00
Distance from Cooperative in miles		1.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00232-0001	3-05155-0050	3-00236-0015
Address	79 CLARK STREET	405 WESTMINSTER ROAD	55 PIERREPONT STREET
Neighborhood	BROOKLYN HEIGHTS	FLATBUSH-CENTRAL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	301	138	191
Year Built	1971	1960	1928
Gross SqFt	450,503	153,424	157,042
Estimated Gross Income	\$6,140,355	\$1,847,730	\$2,390,870
Gross Income per SqFt	\$13.63	\$12.04	\$15.22
Full Market Value	\$17,300,000	\$6,510,000	\$6,750,000
Market Value per SqFt	\$38.40	\$42.00	\$43.00
Distance from Cooperative in miles		4.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00234-0008	3-00236-0103	3-00416-0017
Address	1 PIERREPONT STREET	52 CLARK STREET	419 DE GRAW STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	GOWANUS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	26	142	90
Year Built	1924	1928	1931
Gross SqFt	75,120	79,460	76,334
Estimated Gross Income	\$1,779,592	\$2,105,768	\$1,593,686
Gross Income per SqFt	\$23.69	\$26.50	\$20.88
Full Market Value	\$7,950,000	\$10,200,000	\$7,120,000
Market Value per SqFt	\$106.00	\$128.00	\$93.00
Distance from Cooperative in miles		0.10	1.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00234-0019	3-02396-0027	3-05079-0019
Address	177 COLUMBIA HEIGHTS	279 SOUTH 1 STREET	142 ST PAUL'S PLACE
Neighborhood	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	22	16
Year Built	1925	1910	1912
Gross SqFt	16,250	16,250	16,080
Estimated Gross Income	\$299,813	\$271,862	\$398,556
Gross Income per SqFt	\$18.45	\$16.73	\$24.79
Full Market Value	\$1,220,000	\$835,000	\$1,220,000
Market Value per SqFt	\$75.00	\$51.00	\$76.00
Distance from Cooperative in miles		2.35	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00234-0059	3-00254-0006	3-02104-0008
Address	128 WILLOW STREET	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	48	47	71
Year Built	1925	1923	1927
Gross SqFt	44,100	46,410	44,046
Estimated Gross Income	\$732,060	\$846,432	\$693,471
Gross Income per SqFt	\$16.60	\$18.24	\$15.74
Full Market Value	\$2,980,000	\$3,440,000	\$2,820,000
Market Value per SqFt	\$68.00	\$74.00	\$64.00
Distance from Cooperative in miles		0.30	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0004	3-00254-0006	3-02104-0008
Address	35 PIERREPONT STREET	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	33	47	71
Year Built	1929	1923	1927
Gross SqFt	45,664	46,410	44,046
Estimated Gross Income	\$776,288	\$846,432	\$693,471
Gross Income per SqFt	\$17.00	\$18.24	\$15.74
Full Market Value	\$3,160,000	\$3,440,000	\$2,820,000
Market Value per SqFt	\$69.00	\$74.00	\$64.00
Distance from Cooperative in miles		0.25	1.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0015	3-01067-0007	3-02396-0027
Address	149 WILLOW STREET	820 PRESIDENT STREET	279 SOUTH 1 STREET
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	20	20	22
Year Built	1900	1920	1910
Gross SqFt	14,925	16,470	16,250
Estimated Gross Income	\$396,706	\$600,000	\$271,862
Gross Income per SqFt	\$26.60	\$36.40	\$16.73
Full Market Value	\$1,920,000	\$3,020,000	\$835,000
Market Value per SqFt	\$129.00	\$183.00	\$51.00
Distance from Cooperative in miles		2.00	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0020	3-05279-0043	3-08722-0475
Address	135 WILLOW STREET	829 GREENWOOD AVENUE	200 BRIGHTON 15 STREET
Neighborhood	BROOKLYN HEIGHTS	WINDSOR TERRACE	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	112	135	96
Year Built	1956	1982	1951
Gross SqFt	91,416	104,640	96,600
Estimated Gross Income	\$2,104,396	\$2,163,800	\$1,485,708
Gross Income per SqFt	\$23.02	\$20.68	\$15.38
Full Market Value	\$9,400,000	\$9,670,000	\$6,040,000
Market Value per SqFt	\$103.00	\$92.00	\$63.00
Distance from Cooperative in miles		3.25	8.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0028	3-06114-0006	3-01177-0007
Address	115 WILLOW STREET	310 94 STREET	781 WASHINGTON AVENUE
Neighborhood	BROOKLYN HEIGHTS	BAY RIDGE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	39	74	63
Year Built	1927	1928	1920
Gross SqFt	49,158	48,000	47,925
Estimated Gross Income	\$842,568	\$771,521	\$872,518
Gross Income per SqFt	\$17.14	\$16.07	\$18.21
Full Market Value	\$3,430,000	\$3,140,000	\$2,680,000
Market Value per SqFt	\$70.00	\$65.00	\$56.00
Distance from Cooperative in miles		5.90	2.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0044	3-00384-0072	3-02096-0014
Address	130 HICKS STREET	15 WYCKOFF STREET	205 ASHLAND PLACE
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	FORT GREENE
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	40	40	16
Year Built	1958	1900	1931
Gross SqFt	22,750	26,084	25,032
Estimated Gross Income	\$485,712	\$581,511	\$510,051
Gross Income per SqFt	\$21.35	\$22.29	\$20.38
Full Market Value	\$2,170,000	\$2,600,000	\$2,280,000
Market Value per SqFt	\$95.00	\$100.00	\$91.00
Distance from Cooperative in miles		0.70	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0052	3-01067-0007	3-02396-0027
Address	142 HICKS STREET	820 PRESIDENT STREET	279 SOUTH 1 STREET
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	19	20	22
Year Built	1900	1920	1910
Gross SqFt	8,252	16,470	16,250
Estimated Gross Income	\$219,338	\$600,000	\$271,862
Gross Income per SqFt	\$26.60	\$36.40	\$16.73
Full Market Value	\$1,060,000	\$3,020,000	\$835,000
Market Value per SqFt	\$128.00	\$183.00	\$51.00
Distance from Cooperative in miles		2.00	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0001	3-03168-0001	3-08716-0064
Address	160 HENRY STREET	1226 FLUSHING AVENUE	3085 BRIGHTON 13 STREET
Neighborhood	BROOKLYN HEIGHTS	WYCKOFF HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	38	99	77
Year Built	1924	1931	1926
Gross SqFt	66,400	65,402	67,000
Estimated Gross Income	\$1,166,648	\$1,173,311	\$1,152,325
Gross Income per SqFt	\$17.57	\$17.94	\$17.20
Full Market Value	\$4,740,000	\$4,770,000	\$4,690,000
Market Value per SqFt	\$71.00	\$73.00	\$70.00
Distance from Cooperative in miles		3.85	8.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0011	3-00247-0028	
Address	69 PIERREPONT STREET	74 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	40	59	
Year Built	1905	1912	
Gross SqFt	55,284	54,640	
Estimated Gross Income	\$1,128,346	\$984,472	
Gross Income per SqFt	\$20.41	\$18.02	
Full Market Value	\$5,040,000	\$4,000,000	
Market Value per SqFt	\$91.00	\$73.00	
Distance from Cooperative in miles		0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0018	3-01177-0007	3-06114-0006
Address	187 HICKS STREET	781 WASHINGTON AVENUE	310 94 STREET
Neighborhood	BROOKLYN HEIGHTS	CROWN HEIGHTS	BAY RIDGE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	29	63	74
Year Built	1936	1920	1928
Gross SqFt	48,387	47,925	48,000
Estimated Gross Income	\$829,353	\$872,518	\$771,521
Gross Income per SqFt	\$17.14	\$18.21	\$16.07
Full Market Value	\$3,370,000	\$2,680,000	\$3,140,000
Market Value per SqFt	\$70.00	\$56.00	\$65.00
Distance from Cooperative in miles		2.35	5.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0078	3-00265-0050	3-01932-0022
Address	175 HICKS STREET	56 COURT STREET	309 WASHINGTON AVENUE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D2-ELEVATOR
Total Units	24	48	35
Year Built	1900	1927	1905
Gross SqFt	18,300	19,622	19,291
Estimated Gross Income	\$417,789	\$459,961	\$428,587
Gross Income per SqFt	\$22.83	\$23.44	\$22.22
Full Market Value	\$1,870,000	\$2,060,000	\$1,920,000
Market Value per SqFt	\$102.00	\$105.00	\$100.00
Distance from Cooperative in miles		0.35	1.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0088	3-01946-0004	3-08723-0410
Address	145 HICKS STREET	379 WASHINGTON AVENUE	1511 CORBIN PLACE
Neighborhood	BROOKLYN HEIGHTS	CLINTON HILL	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	107	86	132
Year Built	1935	1905	1951
Gross SqFt	113,604	113,924	109,832
Estimated Gross Income	\$2,385,684	\$1,709,714	\$1,689,216
Gross Income per SqFt	\$21.00	\$15.01	\$15.38
Full Market Value	\$10,700,000	\$6,780,000	\$6,870,000
Market Value per SqFt	\$94.00	\$60.00	\$63.00
Distance from Cooperative in miles		1.70	8.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0112	3-00297-0019	3-01178-0087
Address	70 CLARK STREET	182 AMITY STREET	487 LINCOLN PLACE
Neighborhood	BROOKLYN HEIGHTS	COBBLE HILL	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	48	48	31
Year Built	1960	1900	1920
Gross SqFt	30,610	35,950	26,952
Estimated Gross Income	\$510,880	\$575,302	\$468,417
Gross Income per SqFt	\$16.69	\$16.00	\$17.38
Full Market Value	\$2,080,000	\$2,340,000	\$1,440,000
Market Value per SqFt	\$68.00	\$65.00	\$53.00
Distance from Cooperative in miles		0.60	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0133	3-00970-0009	3-00146-0036
Address	148 HENRY STREET	283 5 AVENUE	406 ALBEE SQUARE
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	15
Year Built	1840	1920	1905
Gross SqFt	4,050	7,652	9,055
Estimated Gross Income	\$84,645	\$269,351	\$148,593
Gross Income per SqFt	\$20.90	\$35.20	\$16.41
Full Market Value	\$378,000	\$1,350,000	\$604,000
Market Value per SqFt	\$93.00	\$176.00	\$67.00
Distance from Cooperative in miles		1.80	0.70

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00237-0008	3-06264-0029	
Address	161 HENRY STREET	2160 78 STREET	
Neighborhood	BROOKLYN HEIGHTS	BENSONHURST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	31	52	
Year Built	1906	1991	
Gross SqFt	51,110	51,419	
Estimated Gross Income	\$1,026,288	\$979,251	
Gross Income per SqFt	\$20.08	\$19.04	
Full Market Value	\$7,195,000	\$2,770,000	
Market Value per SqFt	\$141.00	\$54.00	
Distance from Cooperative in miles		6.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00237-0017	3-01177-0007	
Address	153 HENRY STREET	781 WASHINGTON AVENUE	
Neighborhood	BROOKLYN HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	
Total Units	74	63	
Year Built	1928	1920	
Gross SqFt	49,013	47,925	
Estimated Gross Income	\$1,007,217	\$872,518	
Gross Income per SqFt	\$20.55	\$18.21	
Full Market Value	\$4,500,000	\$2,680,000	
Market Value per SqFt	\$92.00	\$56.00	
Distance from Cooperative in miles		2.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0006	3-00146-0036	3-00172-0064
Address	123 PIERREPONT STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	20
Year Built	1849	1905	1905
Gross SqFt	14,905	9,055	15,200
Estimated Gross Income	\$503,640	\$148,593	\$248,858
Gross Income per SqFt	\$33.80	\$16.41	\$16.37
Full Market Value	\$2,440,000	\$604,000	\$1,010,000
Market Value per SqFt	\$164.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.55	0.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0024	3-00178-0016	3-00193-0050
Address	28 MONROE PLACE	404 STATE STREET	129 BOERUM PLACE
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	BOERUM HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	35	60	46
Year Built	1955	1928	1999
Gross SqFt	27,294	29,214	42,000
Estimated Gross Income	\$843,930	\$702,732	\$1,188,240
Gross Income per SqFt	\$30.90	\$24.05	\$28.30
Full Market Value	\$4,895,000	\$3,140,000	\$5,760,000
Market Value per SqFt	\$179.00	\$107.00	\$137.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0026	3-01874-0001	3-00275-0001
Address	22 MONROE PLACE	39 WAVERLY AVENUE	200 CLINTON STREET
Neighborhood	BROOKLYN HEIGHTS	NAVY YARD	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	53	76	94
Year Built	1928	1920	1926
Gross SqFt	70,645	70,000	73,032
Estimated Gross Income	\$2,331,285	\$3,305,005	\$1,458,823
Gross Income per SqFt	\$33.00	\$47.20	\$19.98
Full Market Value	\$11,300,000	\$16,600,000	\$6,520,000
Market Value per SqFt	\$160.00	\$237.00	\$89.00
Distance from Cooperative in miles		1.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0035	3-00250-0030	3-08723-0410
Address	10 CLINTON STREET	182 MONTAGUE STREET	1511 CORBIN PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	121	187	132
Year Built	1971	1999	1951
Gross SqFt	212,656	182,000	109,832
Estimated Gross Income	\$2,790,046	\$6,855,305	\$1,689,216
Gross Income per SqFt	\$13.12	\$37.70	\$15.38
Full Market Value	\$7,880,000	\$34,500,000	\$6,870,000
Market Value per SqFt	\$37.10	\$190.00	\$63.00
Distance from Cooperative in miles		0.15	8.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0061	3-02764-0008	3-00193-0050
Address	24 CLINTON STREET	692 METROPOLITAN AVENUE	129 BOERUM PLACE
Neighborhood	BROOKLYN HEIGHTS	WILLIAMSBURG-EAST	BOERUM HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	60	35	46
Year Built	1926	1930	1999
Gross SqFt	36,480	37,500	42,000
Estimated Gross Income	\$891,571	\$771,774	\$1,188,240
Gross Income per SqFt	\$24.44	\$20.58	\$28.30
Full Market Value	\$3,980,000	\$3,450,000	\$5,760,000
Market Value per SqFt	\$109.00	\$92.00	\$137.00
Distance from Cooperative in miles		2.75	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0065	3-00250-0030	3-08723-0410
Address	40 CLINTON STREET	182 MONTAGUE STREET	1511 CORBIN PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	153	187	132
Year Built	1964	1999	1951
Gross SqFt	116,245	182,000	109,832
Estimated Gross Income	\$2,942,160	\$6,855,305	\$1,689,216
Gross Income per SqFt	\$25.30	\$37.70	\$15.38
Full Market Value	\$13,100,000	\$34,500,000	\$6,870,000
Market Value per SqFt	\$113.00	\$190.00	\$63.00
Distance from Cooperative in miles		0.15	8.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00241-0001	3-00247-0028	3-01177-0007
Address	200 HICKS STREET	74 MONTAGUE STREET	781 WASHINGTON AVENUE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	17	59	63
Year Built	1910	1912	1920
Gross SqFt	39,000	54,640	47,925
Estimated Gross Income	\$702,000	\$984,472	\$872,518
Gross Income per SqFt	\$18.00	\$18.02	\$18.21
Full Market Value	\$2,860,000	\$4,000,000	\$2,680,000
Market Value per SqFt	\$73.00	\$73.00	\$56.00
Distance from Cooperative in miles		0.05	2.40

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00241-0008	3-00242-0018	3-00268-0039
Address	65 MONTAGUE STREET	191 HICKS STREET	54 LIVINGSTON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	19	32
Year Built	1934	1920	1900
Gross SqFt	29,000	24,528	21,040
Estimated Gross Income	\$475,310	\$401,914	\$396,484
Gross Income per SqFt	\$16.39	\$16.39	\$18.84
Full Market Value	\$1,930,000	\$1,630,000	\$1,610,000
Market Value per SqFt	\$67.00	\$66.00	\$77.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00241-0012	3-01078-0016	3-01079-0040
Address	57 MONTAGUE STREET	530 2 STREET	70 PROSPECT PARK WEST
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	128	47	30
Year Built	1949	1920	1920
Gross SqFt	97,938	39,261	36,636
Estimated Gross Income	\$1,995,976	\$558,799	\$495,008
Gross Income per SqFt	\$20.38	\$14.23	\$13.51
Full Market Value	\$8,920,000	\$2,220,000	\$1,860,000
Market Value per SqFt	\$91.00	\$57.00	\$51.00
Distance from Cooperative in miles		2.05	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00241-0028	3-00242-0018	3-00268-0039
Address	20 PIERREPONT STREET	191 HICKS STREET	54 LIVINGSTON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	19	32
Year Built	1934	1920	1900
Gross SqFt	29,100	24,528	21,040
Estimated Gross Income	\$476,949	\$401,914	\$396,484
Gross Income per SqFt	\$16.39	\$16.39	\$18.84
Full Market Value	\$1,940,000	\$1,630,000	\$1,610,000
Market Value per SqFt	\$67.00	\$66.00	\$77.00
Distance from Cooperative in miles		0.10	0.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00241-0036	3-01162-0010	3-01162-0011
Address	34 PIERREPONT STREET	635 GRAND AVENUE	633 GRAND AVENUE
Neighborhood	BROOKLYN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	11	11
Year Built	1900	1931	1931
Gross SqFt	8,555	6,924	7,280
Estimated Gross Income	\$165,795	\$134,098	\$141,084
Gross Income per SqFt	\$19.38	\$19.37	\$19.38
Full Market Value	\$741,000	\$599,000	\$631,000
Market Value per SqFt	\$87.00	\$87.00	\$87.00
Distance from Cooperative in miles		2.30	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00242-0012	3-00253-0007	3-02425-0029
Address	103 MONTAGUE STREET	99 JORALEMON STREET	399 HEWES STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	26	32	29
Year Built	1900	1922	1917
Gross SqFt	38,760	30,480	25,800
Estimated Gross Income	\$830,626	\$653,273	\$741,492
Gross Income per SqFt	\$21.43	\$21.43	\$28.70
Full Market Value	\$3,710,000	\$2,920,000	\$2,610,000
Market Value per SqFt	\$96.00	\$96.00	\$101.00
Distance from Cooperative in miles		0.10	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00242-0027	3-00254-0081	3-00265-0006
Address	66 PIERREPONT STREET	142 REMSEN STREET	59 LIVINGSTON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	40	51	43
Year Built	1912	1936	1917
Gross SqFt	54,000	41,250	63,224
Estimated Gross Income	\$899,100	\$716,046	\$1,006,882
Gross Income per SqFt	\$16.65	\$17.36	\$15.93
Full Market Value	\$3,660,000	\$2,910,000	\$4,100,000
Market Value per SqFt	\$68.00	\$71.00	\$65.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00247-0009	3-00396-0053	3-00268-0039
Address	39 REMSEN STREET	311 BALTIC STREET	54 LIVINGSTON STREET
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	16	20	32
Year Built	1910	1900	1900
Gross SqFt	17,600	17,640	21,040
Estimated Gross Income	\$330,880	\$342,456	\$396,484
Gross Income per SqFt	\$18.80	\$19.41	\$18.84
Full Market Value	\$1,350,000	\$1,530,000	\$1,610,000
Market Value per SqFt	\$77.00	\$87.00	\$77.00
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00247-0025	3-00254-0006	3-00254-0081
Address	62 MONTAGUE STREET	141 JORALEMON STREET	142 REMSEN STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	43	47	51
Year Built	1900	1923	1936
Gross SqFt	45,000	46,410	41,250
Estimated Gross Income	\$820,800	\$846,432	\$716,046
Gross Income per SqFt	\$18.24	\$18.24	\$17.36
Full Market Value	\$3,340,000	\$3,440,000	\$2,910,000
Market Value per SqFt	\$74.00	\$74.00	\$71.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00247-0027	3-00177-0034	3-00307-0006
Address	66 MONTAGUE STREET	397 ATLANTIC AVENUE	265 CLINTON STREET
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	13	14
Year Built	1940	2004	1931
Gross SqFt	11,750	14,800	9,500
Estimated Gross Income	\$236,842	\$333,422	\$164,792
Gross Income per SqFt	\$20.16	\$22.53	\$17.35
Full Market Value	\$1,060,000	\$1,490,000	\$670,000
Market Value per SqFt	\$90.00	\$101.00	\$71.00
Distance from Cooperative in miles		0.80	0.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00250-0014	3-00235-0042	3-02425-0029
Address	159 REMSEN STREET	36 CLARK STREET	399 HEWES STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	21	33	29
Year Built	1930	1910	1917
Gross SqFt	20,570	24,570	25,800
Estimated Gross Income	\$460,768	\$550,296	\$741,492
Gross Income per SqFt	\$22.40	\$22.40	\$28.70
Full Market Value	\$2,060,000	\$2,460,000	\$2,610,000
Market Value per SqFt	\$100.00	\$100.00	\$101.00
Distance from Cooperative in miles		0.30	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00251-0001	3-00254-0081	3-00265-0006
Address	1 GRACE COURT	142 REMSEN STREET	59 LIVINGSTON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	51	43
Year Built	1926	1936	1917
Gross SqFt	46,080	41,250	63,224
Estimated Gross Income	\$767,232	\$716,046	\$1,006,882
Gross Income per SqFt	\$16.65	\$17.36	\$15.93
Full Market Value	\$3,120,000	\$2,910,000	\$4,100,000
Market Value per SqFt	\$68.00	\$71.00	\$65.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00251-0043	3-01091-0040	3-02409-0027
Address	41 GRACE COURT	136 PROSPECT PARK WEST	271 SOUTH 2 STREET
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	33	18	35
Year Built	1963	1931	1914
Gross SqFt	27,664	20,562	22,308
Estimated Gross Income	\$473,607	\$398,394	\$394,182
Gross Income per SqFt	\$17.12	\$19.38	\$17.67
Full Market Value	\$1,930,000	\$1,780,000	\$1,210,000
Market Value per SqFt	\$70.00	\$87.00	\$54.00
Distance from Cooperative in miles		2.25	2.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00251-0055	3-01078-0016	3-01079-0040
Address	19 GRACE COURT	530 2 STREET	70 PROSPECT PARK WEST
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	47	30
Year Built	1926	1920	1920
Gross SqFt	41,028	39,261	36,636
Estimated Gross Income	\$621,984	\$558,799	\$495,008
Gross Income per SqFt	\$15.16	\$14.23	\$13.51
Full Market Value	\$2,530,000	\$2,220,000	\$1,860,000
Market Value per SqFt	\$62.00	\$57.00	\$51.00
Distance from Cooperative in miles		2.00	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00252-0008	3-01925-0007	3-01946-0004
Address	2 GRACE COURT	213 TAAFFE PLACE	379 WASHINGTON AVENUE
Neighborhood	BROOKLYN HEIGHTS	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	144	90	86
Year Built	1930	1935	1905
Gross SqFt	143,418	108,000	113,924
Estimated Gross Income	\$2,124,020	\$1,812,951	\$1,709,714
Gross Income per SqFt	\$14.81	\$16.79	\$15.01
Full Market Value	\$8,420,000	\$7,370,000	\$6,780,000
Market Value per SqFt	\$59.00	\$68.00	\$60.00
Distance from Cooperative in miles		2.05	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00253-0053	3-00253-0007	3-02305-0018
Address	60 REMSEN STREET	99 JORALEMON STREET	193 NORTH 9 STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	WILLIAMSBURG-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	87	32	68
Year Built	1956	1922	1930
Gross SqFt	76,730	30,480	105,718
Estimated Gross Income	\$1,644,323	\$653,273	\$2,684,180
Gross Income per SqFt	\$21.43	\$21.43	\$25.40
Full Market Value	\$7,350,000	\$2,920,000	\$13,000,000
Market Value per SqFt	\$96.00	\$96.00	\$123.00
Distance from Cooperative in miles		0.00	2.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00253-0057	3-00254-0006	3-00247-0028
Address	68 REMSEN STREET	141 JORALEMON STREET	74 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	103	47	59
Year Built	1928	1923	1912
Gross SqFt	66,500	46,410	54,640
Estimated Gross Income	\$1,212,960	\$846,432	\$984,472
Gross Income per SqFt	\$18.24	\$18.24	\$18.02
Full Market Value	\$4,930,000	\$3,440,000	\$4,000,000
Market Value per SqFt	\$74.00	\$74.00	\$73.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00253-0061	3-00268-0039	3-00235-0042
Address	76 REMSEN STREET	54 LIVINGSTON STREET	36 CLARK STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	26	32	33
Year Built	1923	1900	1910
Gross SqFt	29,472	21,040	24,570
Estimated Gross Income	\$512,518	\$396,484	\$550,296
Gross Income per SqFt	\$17.39	\$18.84	\$22.40
Full Market Value	\$2,080,000	\$1,610,000	\$2,460,000
Market Value per SqFt	\$71.00	\$77.00	\$100.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00254-0001	3-00242-0018	3-01948-0040
Address	114 CLINTON STREET	191 HICKS STREET	91 CLIFTON PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	38	19	22
Year Built	1924	1920	1920
Gross SqFt	48,138	24,528	22,500
Estimated Gross Income	\$729,772	\$401,914	\$341,387
Gross Income per SqFt	\$15.16	\$16.39	\$15.17
Full Market Value	\$2,970,000	\$1,630,000	\$1,390,000
Market Value per SqFt	\$62.00	\$66.00	\$62.00
Distance from Cooperative in miles		0.15	1.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00254-0004	3-00470-0008	3-00254-0066
Address	151 JORALEMON STREET	451 COURT STREET	110 REMSEN STREET
Neighborhood	BROOKLYN HEIGHTS	CARROLL GARDENS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	20	13	15
Year Built	1905	1920	1900
Gross SqFt	12,450	12,800	13,258
Estimated Gross Income	\$311,250	\$350,720	\$320,158
Gross Income per SqFt	\$25.00	\$27.40	\$24.15
Full Market Value	\$1,390,000	\$1,700,000	\$1,430,000
Market Value per SqFt	\$112.00	\$133.00	\$108.00
Distance from Cooperative in miles		1.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00254-0019	3-01078-0016	3-02789-0011
Address	245 HENRY STREET	530 2 STREET	740 GRAND STREET
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	WILLIAMSBURG-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	56	47	27
Year Built	1957	1920	1920
Gross SqFt	58,803	39,261	48,000
Estimated Gross Income	\$836,766	\$558,799	\$811,761
Gross Income per SqFt	\$14.23	\$14.23	\$16.91
Full Market Value	\$3,320,000	\$2,220,000	\$3,300,000
Market Value per SqFt	\$56.00	\$57.00	\$69.00
Distance from Cooperative in miles		1.85	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00254-0062	3-00242-0018	3-01948-0040
Address	100 REMSEN STREET	191 HICKS STREET	91 CLIFTON PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	81	19	22
Year Built	1950	1920	1920
Gross SqFt	65,920	24,528	22,500
Estimated Gross Income	\$999,347	\$401,914	\$341,387
Gross Income per SqFt	\$15.16	\$16.39	\$15.17
Full Market Value	\$4,060,000	\$1,630,000	\$1,390,000
Market Value per SqFt	\$62.00	\$66.00	\$62.00
Distance from Cooperative in miles		0.15	1.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00255-0025	3-00182-0057	3-00020-0006
Address	99 CLINTON STREET	103 SMITH STREET	25 JAY STREET
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	DOWNTOWN-FULTON FERRY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	28	28
Year Built	1900	1900	1920
Gross SqFt	25,900	19,200	47,735
Estimated Gross Income	\$409,220	\$287,704	\$793,631
Gross Income per SqFt	\$15.80	\$14.98	\$16.63
Full Market Value	\$1,660,000	\$1,140,000	\$3,230,000
Market Value per SqFt	\$64.00	\$59.00	\$68.00
Distance from Cooperative in miles		0.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00258-0106	3-01104-0002	3-01150-0001
Address	65 ATLANTIC AVENUE	453 7 AVENUE	305 FLATBUSH AVENUE
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE SOUTH	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	16	13
Year Built	1900	1921	1931
Gross SqFt	6,920	5,732	5,541
Estimated Gross Income	\$148,434	\$126,824	\$95,335
Gross Income per SqFt	\$21.45	\$22.13	\$17.21
Full Market Value	\$663,000	\$567,000	\$388,000
Market Value per SqFt	\$96.00	\$99.00	\$70.00
Distance from Cooperative in miles		2.25	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00259-0047	3-00183-0047	3-00258-0048
Address	30 WILLOW PLACE	373 PACIFIC STREET	42 COLUMBIA PLACE
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	14	20
Year Built	1900	1930	1900
Gross SqFt	13,925	10,375	11,160
Estimated Gross Income	\$369,430	\$275,239	\$324,731
Gross Income per SqFt	\$26.50	\$26.50	\$29.10
Full Market Value	\$1,790,000	\$1,330,000	\$1,570,000
Market Value per SqFt	\$129.00	\$128.00	\$141.00
Distance from Cooperative in miles		0.75	0.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00261-0018	3-02558-0064	3-01824-0070
Address	277 HICKS STREET	109 GREENPOINT AVENUE	377 PUTNAM AVENUE
Neighborhood	BROOKLYN HEIGHTS	GREENPOINT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	31
Year Built	1960	1930	1910
Gross SqFt	24,925	13,000	16,800
Estimated Gross Income	\$593,962	\$285,818	\$425,603
Gross Income per SqFt	\$23.83	\$21.99	\$25.30
Full Market Value	\$2,650,000	\$1,280,000	\$1,900,000
Market Value per SqFt	\$106.00	\$98.00	\$113.00
Distance from Cooperative in miles		3.35	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00262-0055	3-00657-0018	3-00280-0027
Address	282 HENRY STREET	158 26 STREET	16 DEAN STREET
Neighborhood	BROOKLYN HEIGHTS	SUNSET PARK	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	12	16
Year Built	1900	1930	1900
Gross SqFt	5,850	4,500	7,624
Estimated Gross Income	\$130,162	\$121,706	\$216,408
Gross Income per SqFt	\$22.25	\$27.00	\$28.40
Full Market Value	\$582,000	\$590,000	\$1,050,000
Market Value per SqFt	\$99.00	\$131.00	\$138.00
Distance from Cooperative in miles		2.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00264-0010	3-00216-0014	3-00236-0101
Address	132 JORALEMON STREET	58 MIDDAGH STREET	50 CLARK STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	14	16	14
Year Built	1900	1900	1928
Gross SqFt	8,700	8,456	7,250
Estimated Gross Income	\$174,000	\$177,420	\$145,402
Gross Income per SqFt	\$20.00	\$20.98	\$20.06
Full Market Value	\$778,000	\$793,000	\$650,000
Market Value per SqFt	\$89.00	\$94.00	\$90.00
Distance from Cooperative in miles		0.50	0.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00264-0017	3-05099-0106	3-06034-0041
Address	130 CLINTON STREET	522 OCEAN AVENUE	8502 4 AVENUE
Neighborhood	BROOKLYN HEIGHTS	FLATBUSH-CENTRAL	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	92	99	55
Year Built	1926	1927	1925
Gross SqFt	93,500	78,889	64,000
Estimated Gross Income	\$1,330,505	\$1,115,068	\$957,100
Gross Income per SqFt	\$14.23	\$14.13	\$14.95
Full Market Value	\$5,270,000	\$4,420,000	\$3,790,000
Market Value per SqFt	\$56.00	\$56.00	\$59.00
Distance from Cooperative in miles		3.40	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00265-0001	3-02305-0018	3-00051-0001
Address	75 LIVINGSTON STREET	193 NORTH 9 STREET	65 WASHINGTON STREET
Neighborhood	BROOKLYN HEIGHTS	WILLIAMSBURG-NORTH	DOWNTOWN-FULTON FERRY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	109	68	104
Year Built	1927	1930	1914
Gross SqFt	180,000	105,718	123,700
Estimated Gross Income	\$3,573,000	\$2,684,180	\$2,126,783
Gross Income per SqFt	\$19.85	\$25.40	\$17.19
Full Market Value	\$16,000,000	\$13,000,000	\$8,650,000
Market Value per SqFt	\$89.00	\$123.00	\$70.00
Distance from Cooperative in miles		2.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00266-0012	3-00236-0015	3-01946-0004
Address	77 LIVINGSTON STREET	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	240	191	86
Year Built	1964	1928	1905
Gross SqFt	260,189	157,042	113,924
Estimated Gross Income	\$3,960,076	\$2,390,870	\$1,709,714
Gross Income per SqFt	\$15.22	\$15.22	\$15.01
Full Market Value	\$16,100,000	\$6,750,000	\$6,780,000
Market Value per SqFt	\$62.00	\$43.00	\$60.00
Distance from Cooperative in miles		0.35	1.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00268-0015	3-00242-0018	3-01948-0040
Address	11 SCHERMERHORN STREET	191 HICKS STREET	91 CLIFTON PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	29	19	22
Year Built	1914	1920	1920
Gross SqFt	31,920	24,528	22,500
Estimated Gross Income	\$483,907	\$401,914	\$341,387
Gross Income per SqFt	\$15.16	\$16.39	\$15.17
Full Market Value	\$1,970,000	\$1,630,000	\$1,390,000
Market Value per SqFt	\$62.00	\$66.00	\$62.00
Distance from Cooperative in miles		0.30	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00268-0030	3-00242-0018	3-01948-0040
Address	38 LIVINGSTON STREET	191 HICKS STREET	91 CLIFTON PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	28	19	22
Year Built	1914	1920	1920
Gross SqFt	27,690	24,528	22,500
Estimated Gross Income	\$419,780	\$401,914	\$341,387
Gross Income per SqFt	\$15.16	\$16.39	\$15.17
Full Market Value	\$1,710,000	\$1,630,000	\$1,390,000
Market Value per SqFt	\$62.00	\$66.00	\$62.00
Distance from Cooperative in miles		0.30	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00271-0047	3-00236-0015	3-01946-0004
Address	96 SCHERMERHORN STREET	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	105	191	86
Year Built	1928	1928	1905
Gross SqFt	100,000	157,042	113,924
Estimated Gross Income	\$1,501,000	\$2,390,870	\$1,709,714
Gross Income per SqFt	\$15.01	\$15.22	\$15.01
Full Market Value	\$5,950,000	\$6,750,000	\$6,780,000
Market Value per SqFt	\$60.00	\$43.00	\$60.00
Distance from Cooperative in miles		0.45	1.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00276-0028	3-00821-0012	3-02558-0064
Address	166 STATE STREET	224 54 STREET	109 GREENPOINT AVENUE
Neighborhood	BROOKLYN HEIGHTS	BUSH TERMINAL	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	18	16
Year Built	1900	1911	1930
Gross SqFt	12,600	10,800	13,000
Estimated Gross Income	\$273,420	\$231,097	\$285,818
Gross Income per SqFt	\$21.70	\$21.40	\$21.99
Full Market Value	\$1,220,000	\$653,000	\$1,280,000
Market Value per SqFt	\$97.00	\$60.00	\$98.00
Distance from Cooperative in miles		3.35	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00279-0035	3-00216-0014	3-00236-0101
Address	232 PACIFIC STREET	58 MIDDAGH STREET	50 CLARK STREET
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	16	14
Year Built	1900	1900	1928
Gross SqFt	8,400	8,456	7,250
Estimated Gross Income	\$168,000	\$177,420	\$145,402
Gross Income per SqFt	\$20.00	\$20.98	\$20.06
Full Market Value	\$751,000	\$793,000	\$650,000
Market Value per SqFt	\$89.00	\$94.00	\$90.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00285-0010	3-00177-0011	3-00177-0012
Address	122 ATLANTIC AVENUE	354 STATE STREET	356 STATE STREET
Neighborhood	COBBLE HILL	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	20	20
Year Built	1900	1920	1920
Gross SqFt	9,615	9,245	9,200
Estimated Gross Income	\$307,820	\$209,269	\$209,269
Gross Income per SqFt	\$32.00	\$22.64	\$22.75
Full Market Value	\$1,490,000	\$935,000	\$935,000
Market Value per SqFt	\$155.00	\$101.00	\$102.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00285-0030	3-00965-0032	3-00965-0071
Address	214 CLINTON STREET	118 GARFIELD PLACE	325 1 STREET
Neighborhood	COBBLE HILL	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	39	32
Year Built	1900	1925	1920
Gross SqFt	27,525	27,024	23,800
Estimated Gross Income	\$559,032	\$475,782	\$477,396
Gross Income per SqFt	\$20.31	\$17.61	\$20.06
Full Market Value	\$2,500,000	\$1,940,000	\$2,130,000
Market Value per SqFt	\$91.00	\$72.00	\$89.00
Distance from Cooperative in miles		1.35	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00291-0043	3-00182-0039	3-00185-0039
Address	135 AMITY STREET	317 PACIFIC STREET	485 PACIFIC STREET
Neighborhood	COBBLE HILL	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	20
Year Built	1901	1900	1913
Gross SqFt	7,680	6,328	13,516
Estimated Gross Income	\$174,720	\$123,819	\$184,673
Gross Income per SqFt	\$22.75	\$19.57	\$13.66
Full Market Value	\$781,000	\$553,000	\$732,000
Market Value per SqFt	\$102.00	\$87.00	\$54.00
Distance from Cooperative in miles		0.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00292-0016	3-00177-0011	3-00177-0012
Address	174 PACIFIC STREET	354 STATE STREET	356 STATE STREET
Neighborhood	COBBLE HILL	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	20	20
Year Built	1901	1920	1920
Gross SqFt	32,052	9,245	9,200
Estimated Gross Income	\$652,578	\$209,269	\$209,269
Gross Income per SqFt	\$20.36	\$22.64	\$22.75
Full Market Value	\$2,920,000	\$935,000	\$935,000
Market Value per SqFt	\$91.00	\$101.00	\$102.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00292-0049	3-00177-0011	3-00177-0012
Address	177 AMITY STREET	354 STATE STREET	356 STATE STREET
Neighborhood	COBBLE HILL	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1910	1920	1920
Gross SqFt	7,920	9,245	9,200
Estimated Gross Income	\$161,172	\$209,269	\$209,269
Gross Income per SqFt	\$20.35	\$22.64	\$22.75
Full Market Value	\$720,000	\$935,000	\$935,000
Market Value per SqFt	\$91.00	\$101.00	\$102.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00292-0050	3-00210-0016	3-00215-0008
Address	175 AMITY STREET	42 HICKS STREET	32 MIDDAGH STREET
Neighborhood	COBBLE HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	12	16
Year Built	1900	1900	1900
Gross SqFt	10,060	7,935	6,570
Estimated Gross Income	\$221,320	\$197,347	\$182,107
Gross Income per SqFt	\$22.00	\$24.87	\$27.70
Full Market Value	\$989,000	\$882,000	\$882,000
Market Value per SqFt	\$98.00	\$111.00	\$134.00
Distance from Cooperative in miles		0.80	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00302-0009	3-00236-0015	3-08719-0038
Address	200 CONGRESS STREET	55 PIERREPONT STREET	160 WEST END AVENUE
Neighborhood	COBBLE HILL	BROOKLYN HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	114	191	184
Year Built	1952	1928	1963
Gross SqFt	151,676	157,042	155,661
Estimated Gross Income	\$2,396,480	\$2,390,870	\$2,547,822
Gross Income per SqFt	\$15.80	\$15.22	\$16.37
Full Market Value	\$9,750,000	\$6,750,000	\$10,400,000
Market Value per SqFt	\$64.00	\$43.00	\$67.00
Distance from Cooperative in miles		0.60	7.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00302-0058	3-02102-0008	3-01093-0038
Address	205 WARREN STREET	249 CUMBERLAND STREET	150 PROSPECT PARK WEST
Neighborhood	COBBLE HILL	FORT GREENE	PARK SLOPE
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	70	30
Year Built	1901	1928	1921
Gross SqFt	33,000	38,742	35,298
Estimated Gross Income	\$671,550	\$849,916	\$788,262
Gross Income per SqFt	\$20.35	\$21.94	\$22.33
Full Market Value	\$3,000,000	\$3,800,000	\$3,520,000
Market Value per SqFt	\$91.00	\$98.00	\$100.00
Distance from Cooperative in miles		1.15	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00355-0030	3-01089-0001	3-01178-0087
Address	450 CLINTON STREET	719 8 AVENUE	487 LINCOLN PLACE
Neighborhood	CARROLL GARDENS	PARK SLOPE	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	32	31
Year Built	1900	1905	1920
Gross SqFt	36,000	31,468	26,952
Estimated Gross Income	\$664,200	\$590,620	\$468,417
Gross Income per SqFt	\$18.45	\$18.77	\$17.38
Full Market Value	\$2,700,000	\$2,400,000	\$1,440,000
Market Value per SqFt	\$75.00	\$76.00	\$53.00
Distance from Cooperative in miles		1.60	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00476-0001	3-00172-0064	3-00197-0055
Address	515 COURT STREET	375 STATE STREET	255 BERGEN STREET
Neighborhood	CARROLL GARDENS	DOWNTOWN-FULTON MALL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	20	32
Year Built	1930	1905	1900
Gross SqFt	15,725	15,200	18,916
Estimated Gross Income	\$235,875	\$248,858	\$351,211
Gross Income per SqFt	\$15.00	\$16.37	\$18.57
Full Market Value	\$935,000	\$1,010,000	\$1,430,000
Market Value per SqFt	\$59.00	\$66.00	\$76.00
Distance from Cooperative in miles		1.15	1.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00719-0037	3-00172-0064	3-00681-0052
Address	472 41 STREET	375 STATE STREET	215 33 STREET
Neighborhood	SUNSET PARK	DOWNTOWN-FULTON MALL	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	24
Year Built	1907	1905	1917
Gross SqFt	14,240	15,200	13,400
Estimated Gross Income	\$215,166	\$248,858	\$215,992
Gross Income per SqFt	\$15.11	\$16.37	\$16.12
Full Market Value	\$853,000	\$1,010,000	\$878,000
Market Value per SqFt	\$60.00	\$66.00	\$66.00
Distance from Cooperative in miles		2.85	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00733-0013	3-00172-0064	3-02495-0042
Address	816 43 STREET	375 STATE STREET	1085 MANHATTAN AVENUE
Neighborhood	BOROUGH PARK	DOWNTOWN-FULTON MALL	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	12
Year Built	1916	1905	1931
Gross SqFt	17,976	15,200	13,250
Estimated Gross Income	\$294,806	\$248,858	\$217,697
Gross Income per SqFt	\$16.40	\$16.37	\$16.43
Full Market Value	\$1,200,000	\$1,010,000	\$668,000
Market Value per SqFt	\$67.00	\$66.00	\$50.00
Distance from Cooperative in miles		3.10	6.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00733-0017	3-00197-0055	3-00396-0053
Address	826 43 STREET	255 BERGEN STREET	311 BALTIC STREET
Neighborhood	BOROUGH PARK	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	32	20
Year Built	1916	1900	1900
Gross SqFt	17,976	18,916	17,640
Estimated Gross Income	\$294,806	\$351,211	\$342,456
Gross Income per SqFt	\$16.40	\$18.57	\$19.41
Full Market Value	\$1,200,000	\$1,430,000	\$1,530,000
Market Value per SqFt	\$67.00	\$76.00	\$87.00
Distance from Cooperative in miles		2.90	2.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00733-0025	3-00733-0038	3-01089-0001
Address	848 43 STREET	874 43 STREET	719 8 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	44	32
Year Built	1922	1926	1905
Gross SqFt	36,980	30,556	31,468
Estimated Gross Income	\$558,767	\$480,000	\$590,620
Gross Income per SqFt	\$15.11	\$15.71	\$18.77
Full Market Value	\$2,220,000	\$1,950,000	\$2,400,000
Market Value per SqFt	\$60.00	\$64.00	\$76.00
Distance from Cooperative in miles		0.00	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00738-0006	3-00681-0052	3-01096-0035
Address	4407 4 AVENUE	215 33 STREET	558 11 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	24
Year Built	1906	1917	1920
Gross SqFt	13,560	13,400	13,280
Estimated Gross Income	\$204,891	\$215,992	\$202,170
Gross Income per SqFt	\$15.11	\$16.12	\$15.22
Full Market Value	\$812,000	\$878,000	\$822,000
Market Value per SqFt	\$60.00	\$66.00	\$62.00
Distance from Cooperative in miles		0.60	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00738-0009	3-00681-0052	3-01096-0035
Address	4401 4 AVENUE	215 33 STREET	558 11 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	24	24
Year Built	1912	1917	1920
Gross SqFt	16,620	13,400	13,280
Estimated Gross Income	\$251,128	\$215,992	\$202,170
Gross Income per SqFt	\$15.11	\$16.12	\$15.22
Full Market Value	\$996,000	\$878,000	\$822,000
Market Value per SqFt	\$60.00	\$66.00	\$62.00
Distance from Cooperative in miles		0.60	1.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00739-0030	3-00284-0017	3-00747-0048
Address	566 44 STREET	94 ATLANTIC AVENUE	461 46 STREET
Neighborhood	SUNSET PARK	COBBLE HILL	SUNSET PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	32	43
Year Built	1914	1900	1912
Gross SqFt	13,752	40,701	37,700
Estimated Gross Income	\$117,992	\$1,316,559	\$712,907
Gross Income per SqFt	\$8.58	\$32.30	\$18.91
Full Market Value	\$389,000	\$6,380,000	\$2,900,000
Market Value per SqFt	\$28.30	\$157.00	\$77.00
Distance from Cooperative in miles		3.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00739-0032	3-00681-0052	3-01096-0035
Address	570 44 STREET	215 33 STREET	558 11 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	24
Year Built	1914	1917	1920
Gross SqFt	14,112	13,400	13,280
Estimated Gross Income	\$213,232	\$215,992	\$202,170
Gross Income per SqFt	\$15.11	\$16.12	\$15.22
Full Market Value	\$845,000	\$878,000	\$822,000
Market Value per SqFt	\$60.00	\$66.00	\$62.00
Distance from Cooperative in miles		0.60	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00739-0034	3-00681-0052	3-01096-0035
Address	574 44 STREET	215 33 STREET	558 11 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	24
Year Built	1914	1917	1920
Gross SqFt	13,776	13,400	13,280
Estimated Gross Income	\$210,772	\$215,992	\$202,170
Gross Income per SqFt	\$15.30	\$16.12	\$15.22
Full Market Value	\$857,000	\$878,000	\$822,000
Market Value per SqFt	\$62.00	\$66.00	\$62.00
Distance from Cooperative in miles		0.60	1.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00739-0037	3-00187-0014	3-00187-0016
Address	4404 6 AVENUE	256 PACIFIC STREET	260 PACIFIC STREET
Neighborhood	SUNSET PARK	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	25	25
Year Built	1914	1920	1920
Gross SqFt	18,000	17,215	17,215
Estimated Gross Income	\$276,480	\$282,410	\$282,410
Gross Income per SqFt	\$15.36	\$16.40	\$16.40
Full Market Value	\$1,120,000	\$1,150,000	\$1,150,000
Market Value per SqFt	\$62.00	\$67.00	\$67.00
Distance from Cooperative in miles		2.90	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00750-0005	3-00733-0038	3-01089-0001
Address	712 45 STREET	874 43 STREET	719 8 AVENUE
Neighborhood	SUNSET PARK	BOROUGH PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	44	32
Year Built	1924	1926	1905
Gross SqFt	36,000	30,556	31,468
Estimated Gross Income	\$567,720	\$480,000	\$590,620
Gross Income per SqFt	\$15.77	\$15.71	\$18.77
Full Market Value	\$2,310,000	\$1,950,000	\$2,400,000
Market Value per SqFt	\$64.00	\$64.00	\$76.00
Distance from Cooperative in miles		0.20	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00757-0039	3-00182-0039	3-03166-0035
Address	4612 6 AVENUE	317 PACIFIC STREET	18 IRVING AVENUE
Neighborhood	SUNSET PARK	BOERUM HILL	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	1928	1900	1931
Gross SqFt	6,496	6,328	6,400
Estimated Gross Income	\$127,321	\$123,819	\$119,488
Gross Income per SqFt	\$19.60	\$19.57	\$18.67
Full Market Value	\$569,000	\$553,000	\$486,000
Market Value per SqFt	\$88.00	\$87.00	\$76.00
Distance from Cooperative in miles		3.05	5.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00758-0037	3-01281-0009	3-01281-0011
Address	672 46 STREET	1589 BEDFORD AVENUE	1585 BEDFORD AVENUE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1928	1905	1905
Gross SqFt	13,096	13,200	13,200
Estimated Gross Income	\$204,035	\$205,656	\$205,656
Gross Income per SqFt	\$15.58	\$15.58	\$15.58
Full Market Value	\$830,000	\$836,000	\$836,000
Market Value per SqFt	\$63.00	\$63.00	\$63.00
Distance from Cooperative in miles		3.05	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00758-0048	3-01281-0009	3-01281-0011
Address	671 47 STREET	1589 BEDFORD AVENUE	1585 BEDFORD AVENUE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1930	1905	1905
Gross SqFt	13,096	13,200	13,200
Estimated Gross Income	\$204,035	\$205,656	\$205,656
Gross Income per SqFt	\$15.58	\$15.58	\$15.58
Full Market Value	\$830,000	\$836,000	\$836,000
Market Value per SqFt	\$63.00	\$63.00	\$63.00
Distance from Cooperative in miles		3.05	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00850-0020	3-00312-0038	3-00774-0059
Address	730 57 STREET	251 KANE STREET	441 49 STREET
Neighborhood	SUNSET PARK	COBBLE HILL	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16
Year Built	1931	1910	1914
Gross SqFt	11,200	11,000	11,200
Estimated Gross Income	\$186,480	\$177,926	\$191,832
Gross Income per SqFt	\$16.65	\$16.18	\$17.13
Full Market Value	\$527,000	\$724,000	\$542,000
Market Value per SqFt	\$47.10	\$66.00	\$48.40
Distance from Cooperative in miles		3.45	0.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00917-0023	3-01970-0001	3-00925-0019
Address	546 40 STREET	51 CLASSON AVENUE	832 42 STREET
Neighborhood	SUNSET PARK	BEDFORD STUYVESANT	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	1920	1930	1920
Gross SqFt	14,072	14,796	14,116
Estimated Gross Income	\$253,296	\$283,167	\$254,145
Gross Income per SqFt	\$18.00	\$19.14	\$18.00
Full Market Value	\$1,030,000	\$1,270,000	\$780,000
Market Value per SqFt	\$73.00	\$86.00	\$55.00
Distance from Cooperative in miles		3.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00917-0048	3-00297-0019	3-00733-0038
Address	549 41 STREET	182 AMITY STREET	874 43 STREET
Neighborhood	SUNSET PARK	COBBLE HILL	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	48	44
Year Built	1927	1900	1926
Gross SqFt	33,528	35,950	30,556
Estimated Gross Income	\$536,448	\$575,302	\$480,000
Gross Income per SqFt	\$16.00	\$16.00	\$15.71
Full Market Value	\$2,180,000	\$2,340,000	\$1,950,000
Market Value per SqFt	\$65.00	\$65.00	\$64.00
Distance from Cooperative in miles		2.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00917-0058	3-08341-0113	3-08341-0118
Address	521 41 STREET	1073 EAST 73 STREET	1061 EAST 73 STREET
Neighborhood	SUNSET PARK	BERGEN BEACH	BERGEN BEACH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	41	24	24
Year Built	1927	2003	2003
Gross SqFt	27,614	27,975	27,975
Estimated Gross Income	\$424,703	\$430,333	\$430,333
Gross Income per SqFt	\$15.38	\$15.38	\$15.38
Full Market Value	\$1,730,000	\$1,770,000	\$1,990,000
Market Value per SqFt	\$63.00	\$63.00	\$71.00
Distance from Cooperative in miles		4.80	4.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00918-0001	3-00681-0052	3-01173-0078
Address	605 41 STREET	215 33 STREET	369 ST JOHN'S PLACE
Neighborhood	SUNSET PARK	SUNSET PARK	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	24	16
Year Built	1921	1917	1909
Gross SqFt	13,588	13,400	13,385
Estimated Gross Income	\$201,650	\$215,992	\$194,314
Gross Income per SqFt	\$14.84	\$16.12	\$14.52
Full Market Value	\$799,000	\$878,000	\$770,000
Market Value per SqFt	\$59.00	\$66.00	\$58.00
Distance from Cooperative in miles		0.50	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00918-0036	3-00297-0019	3-00733-0038
Address	4002 7 AVENUE	182 AMITY STREET	874 43 STREET
Neighborhood	SUNSET PARK	COBBLE HILL	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	48	44
Year Built	1925	1900	1926
Gross SqFt	35,712	35,950	30,556
Estimated Gross Income	\$571,392	\$575,302	\$480,000
Gross Income per SqFt	\$16.00	\$16.00	\$15.71
Full Market Value	\$2,320,000	\$2,340,000	\$1,950,000
Market Value per SqFt	\$65.00	\$65.00	\$64.00
Distance from Cooperative in miles		2.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00918-0044	3-01178-0072	3-00187-0016
Address	673 41 STREET	511 LINCOLN PLACE	260 PACIFIC STREET
Neighborhood	SUNSET PARK	CROWN HEIGHTS	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	24	25
Year Built	1924	1912	1920
Gross SqFt	21,994	21,920	17,215
Estimated Gross Income	\$373,898	\$370,164	\$282,410
Gross Income per SqFt	\$17.00	\$16.89	\$16.40
Full Market Value	\$1,520,000	\$1,140,000	\$1,150,000
Market Value per SqFt	\$69.00	\$52.00	\$67.00
Distance from Cooperative in miles		2.75	2.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00918-0052	3-01909-0011	3-02658-0026
Address	637 41 STREET	139 EMERSON PLACE	101 SUTTON STREET
Neighborhood	SUNSET PARK	CLINTON HILL	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	68	50	37
Year Built	1924	1946	1931
Gross SqFt	51,200	45,670	57,927
Estimated Gross Income	\$870,400	\$800,018	\$1,036,893
Gross Income per SqFt	\$17.00	\$17.52	\$17.90
Full Market Value	\$3,540,000	\$3,250,000	\$4,220,000
Market Value per SqFt	\$69.00	\$71.00	\$73.00
Distance from Cooperative in miles		3.75	6.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00918-0070	3-01066-0014	3-06157-0001
Address	611 41 STREET	888 UNION STREET	1405 70 STREET
Neighborhood	SUNSET PARK	PARK SLOPE	BENSONHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1920	1927
Gross SqFt	12,308	12,612	12,800
Estimated Gross Income	\$182,650	\$238,356	\$198,873
Gross Income per SqFt	\$14.84	\$18.90	\$15.54
Full Market Value	\$724,000	\$969,000	\$809,000
Market Value per SqFt	\$59.00	\$77.00	\$63.00
Distance from Cooperative in miles		2.30	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00919-0001	3-01167-0013	3-01176-0001
Address	4015 7 AVENUE	452 PARK PLACE	267 LINCOLN PLACE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	43	39	32
Year Built	1916	1926	1922
Gross SqFt	29,296	29,560	28,620
Estimated Gross Income	\$468,736	\$456,201	\$460,929
Gross Income per SqFt	\$16.00	\$15.43	\$16.11
Full Market Value	\$1,910,000	\$1,860,000	\$1,870,000
Market Value per SqFt	\$65.00	\$63.00	\$65.00
Distance from Cooperative in miles		2.75	2.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00919-0006	3-00733-0038	3-00297-0019
Address	4011 7 AVENUE	874 43 STREET	182 AMITY STREET
Neighborhood	SUNSET PARK	BOROUGH PARK	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	44	48
Year Built	1924	1926	1900
Gross SqFt	30,196	30,556	35,950
Estimated Gross Income	\$483,136	\$480,000	\$575,302
Gross Income per SqFt	\$16.00	\$15.71	\$16.00
Full Market Value	\$1,960,000	\$1,950,000	\$2,340,000
Market Value per SqFt	\$65.00	\$64.00	\$65.00
Distance from Cooperative in miles		0.20	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00922-0004	3-00681-0052	3-01173-0078
Address	4113 7 AVENUE	215 33 STREET	369 ST JOHN'S PLACE
Neighborhood	SUNSET PARK	SUNSET PARK	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	16
Year Built	1921	1917	1909
Gross SqFt	13,188	13,400	13,385
Estimated Gross Income	\$211,008	\$215,992	\$194,314
Gross Income per SqFt	\$16.00	\$16.12	\$14.52
Full Market Value	\$858,000	\$878,000	\$770,000
Market Value per SqFt	\$65.00	\$66.00	\$58.00
Distance from Cooperative in miles		0.65	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00922-0017	3-01168-0034	3-02098-0011
Address	728 41 STREET	600 PARK PLACE	63 FT GREENE PLACE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	FORT GREENE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	21
Year Built	1928	1912	1930
Gross SqFt	16,896	16,756	17,080
Estimated Gross Income	\$270,336	\$265,130	\$281,358
Gross Income per SqFt	\$16.00	\$15.82	\$16.47
Full Market Value	\$1,100,000	\$1,080,000	\$1,140,000
Market Value per SqFt	\$65.00	\$64.00	\$67.00
Distance from Cooperative in miles		2.90	3.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00922-0045	3-01178-0083	3-01178-0087
Address	755 42 STREET	493 LINCOLN PLACE	487 LINCOLN PLACE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	31	31
Year Built	1926	1920	1920
Gross SqFt	26,888	26,640	26,952
Estimated Gross Income	\$457,096	\$468,417	\$468,417
Gross Income per SqFt	\$17.00	\$17.58	\$17.38
Full Market Value	\$1,860,000	\$1,440,000	\$1,440,000
Market Value per SqFt	\$69.00	\$54.00	\$53.00
Distance from Cooperative in miles		2.80	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00942-0058	3-02139-0014	3-01178-0075
Address	117 STERLING PLACE	190 SOUTH 8 STREET	505 LINCOLN PLACE
Neighborhood	PARK SLOPE	WILLIAMSBURG-SOUTH	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	19	41	30
Year Built	1920	1917	1920
Gross SqFt	27,800	25,924	25,556
Estimated Gross Income	\$457,588	\$452,373	\$395,141
Gross Income per SqFt	\$16.46	\$17.45	\$15.46
Full Market Value	\$1,860,000	\$1,840,000	\$1,210,000
Market Value per SqFt	\$67.00	\$71.00	\$47.30
Distance from Cooperative in miles		2.25	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00942-0061	3-02396-0021	3-02396-0027
Address	113 STERLING PLACE	289 SOUTH 1 STREET	279 SOUTH 1 STREET
Neighborhood	PARK SLOPE	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	24	22
Year Built	1920	1909	1910
Gross SqFt	9,290	19,080	16,250
Estimated Gross Income	\$150,962	\$299,746	\$271,862
Gross Income per SqFt	\$16.25	\$15.71	\$16.73
Full Market Value	\$614,000	\$920,000	\$835,000
Market Value per SqFt	\$66.00	\$48.00	\$51.00
Distance from Cooperative in miles		2.55	2.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00946-0052	3-01149-0006	3-00261-0030
Address	160 5 AVENUE	677 CLASSON AVENUE	8 GARDEN PLACE
Neighborhood	PARK SLOPE	CROWN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	16	15
Year Built	1920	1990	1900
Gross SqFt	7,020	6,100	7,084
Estimated Gross Income	\$192,348	\$166,917	\$169,435
Gross Income per SqFt	\$27.40	\$27.40	\$23.92
Full Market Value	\$932,000	\$809,000	\$757,000
Market Value per SqFt	\$133.00	\$133.00	\$107.00
Distance from Cooperative in miles		1.20	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00951-0039	3-00385-0029	3-00467-0044
Address	160 LINCOLN PLACE	122 BERGEN STREET	115 4 PLACE
Neighborhood	PARK SLOPE	BOERUM HILL	CARROLL GARDENS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	14	16
Year Built	1920	1900	1906
Gross SqFt	8,112	8,400	8,300
Estimated Gross Income	\$162,240	\$151,236	\$184,272
Gross Income per SqFt	\$20.00	\$18.00	\$22.20
Full Market Value	\$725,000	\$615,000	\$824,000
Market Value per SqFt	\$89.00	\$73.00	\$99.00
Distance from Cooperative in miles		1.00	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00957-0062	3-02139-0014	3-01178-0075
Address	759 PRESIDENT STREET	190 SOUTH 8 STREET	505 LINCOLN PLACE
Neighborhood	PARK SLOPE	WILLIAMSBURG-SOUTH	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	31	41	30
Year Built	1902	1917	1920
Gross SqFt	29,000	25,924	25,556
Estimated Gross Income	\$477,340	\$452,373	\$395,141
Gross Income per SqFt	\$16.46	\$17.45	\$15.46
Full Market Value	\$1,940,000	\$1,840,000	\$1,210,000
Market Value per SqFt	\$67.00	\$71.00	\$47.30
Distance from Cooperative in miles		2.50	0.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00959-0013	3-01093-0001	3-06157-0001
Address	670 PRESIDENT STREET	911 8 AVENUE	1405 70 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	BENSONHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	16	16
Year Built	1920	1920	1927
Gross SqFt	12,715	12,160	12,800
Estimated Gross Income	\$223,021	\$237,573	\$198,873
Gross Income per SqFt	\$17.54	\$19.54	\$15.54
Full Market Value	\$907,000	\$1,060,000	\$809,000
Market Value per SqFt	\$71.00	\$87.00	\$63.00
Distance from Cooperative in miles		0.70	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00963-0067	3-06114-0006	3-01177-0007
Address	199 GARFIELD PLACE	310 94 STREET	781 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	BAY RIDGE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	68	74	63
Year Built	1931	1928	1920
Gross SqFt	45,950	48,000	47,925
Estimated Gross Income	\$781,150	\$771,521	\$872,518
Gross Income per SqFt	\$17.00	\$16.07	\$18.21
Full Market Value	\$3,180,000	\$3,140,000	\$2,680,000
Market Value per SqFt	\$69.00	\$65.00	\$56.00
Distance from Cooperative in miles		4.80	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00964-0057	3-00177-0012	3-00307-0006
Address	279 1 STREET	356 STATE STREET	265 CLINTON STREET
Neighborhood	PARK SLOPE	BOERUM HILL	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	14
Year Built	1921	1920	1931
Gross SqFt	9,216	9,200	9,500
Estimated Gross Income	\$184,320	\$209,269	\$164,792
Gross Income per SqFt	\$20.00	\$22.75	\$17.35
Full Market Value	\$824,000	\$935,000	\$670,000
Market Value per SqFt	\$89.00	\$102.00	\$71.00
Distance from Cooperative in miles		0.90	1.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00965-0038	3-01153-0010	3-00297-0019
Address	264 6 AVENUE	93 UNDERHILL AVENUE	182 AMITY STREET
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	COBBLE HILL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	43	35	48
Year Built	1921	1930	1900
Gross SqFt	31,708	32,835	35,950
Estimated Gross Income	\$502,571	\$515,470	\$575,302
Gross Income per SqFt	\$15.85	\$15.70	\$16.00
Full Market Value	\$2,040,000	\$2,100,000	\$2,340,000
Market Value per SqFt	\$64.00	\$64.00	\$65.00
Distance from Cooperative in miles		0.90	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-0053	3-00307-0006	3-01089-0061
Address	339 3 STREET	265 CLINTON STREET	529 8 STREET
Neighborhood	PARK SLOPE	COBBLE HILL	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	14	12
Year Built	1921	1931	1920
Gross SqFt	8,560	9,500	8,628
Estimated Gross Income	\$137,655	\$164,792	\$143,846
Gross Income per SqFt	\$16.08	\$17.35	\$16.67
Full Market Value	\$560,000	\$670,000	\$585,000
Market Value per SqFt	\$65.00	\$71.00	\$68.00
Distance from Cooperative in miles		1.05	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-0065	3-00291-0033	3-00385-0029
Address	317 3 STREET	155 AMITY STREET	122 BERGEN STREET
Neighborhood	PARK SLOPE	COBBLE HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	16	14
Year Built	1920	1910	1900
Gross SqFt	8,132	8,000	8,400
Estimated Gross Income	\$162,640	\$175,584	\$151,236
Gross Income per SqFt	\$20.00	\$21.95	\$18.00
Full Market Value	\$727,000	\$785,000	\$615,000
Market Value per SqFt	\$89.00	\$98.00	\$73.00
Distance from Cooperative in miles		1.25	0.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00982-0022	3-00355-0009	3-01081-0001
Address	396 3 STREET	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	14
Year Built	1940	1915	1920
Gross SqFt	11,704	11,700	11,524
Estimated Gross Income	\$232,909	\$213,180	\$248,697
Gross Income per SqFt	\$19.90	\$18.22	\$21.58
Full Market Value	\$1,040,000	\$867,000	\$1,110,000
Market Value per SqFt	\$89.00	\$74.00	\$96.00
Distance from Cooperative in miles		1.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00982-0025	3-00355-0009	3-01081-0001
Address	404 3 STREET	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	14
Year Built	1931	1915	1920
Gross SqFt	11,752	11,700	11,524
Estimated Gross Income	\$233,864	\$213,180	\$248,697
Gross Income per SqFt	\$19.90	\$18.22	\$21.58
Full Market Value	\$1,050,000	\$867,000	\$1,110,000
Market Value per SqFt	\$89.00	\$74.00	\$96.00
Distance from Cooperative in miles		1.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00982-0062	3-06114-0006	3-01177-0007
Address	333 4 STREET	310 94 STREET	781 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	BAY RIDGE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	60	74	63
Year Built	1931	1928	1920
Gross SqFt	47,196	48,000	47,925
Estimated Gross Income	\$802,332	\$771,521	\$872,518
Gross Income per SqFt	\$17.00	\$16.07	\$18.21
Full Market Value	\$3,260,000	\$3,140,000	\$2,680,000
Market Value per SqFt	\$69.00	\$65.00	\$56.00
Distance from Cooperative in miles		4.60	1.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00987-0011	3-00733-0038	3-00297-0019
Address	270 5 STREET	874 43 STREET	182 AMITY STREET
Neighborhood	PARK SLOPE	BOROUGH PARK	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	44	48
Year Built	1911	1926	1900
Gross SqFt	38,775	30,556	35,950
Estimated Gross Income	\$620,400	\$480,000	\$575,302
Gross Income per SqFt	\$16.00	\$15.71	\$16.00
Full Market Value	\$2,520,000	\$1,950,000	\$2,340,000
Market Value per SqFt	\$65.00	\$64.00	\$65.00
Distance from Cooperative in miles		2.05	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00993-0031	3-00396-0053	3-03044-0029
Address	322 6 STREET	311 BALTIC STREET	165 MESEROLE STREET
Neighborhood	PARK SLOPE	BOERUM HILL	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	39
Year Built	1923	1900	1930
Gross SqFt	17,800	17,640	17,460
Estimated Gross Income	\$336,776	\$342,456	\$321,532
Gross Income per SqFt	\$18.92	\$19.41	\$18.42
Full Market Value	\$1,370,000	\$1,530,000	\$1,310,000
Market Value per SqFt	\$77.00	\$87.00	\$75.00
Distance from Cooperative in miles		1.05	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00995-0035	3-01014-0048	3-01101-0041
Address	462 6 STREET	486 3 AVENUE	181 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	GOWANUS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	17
Year Built	1924	1940	1921
Gross SqFt	6,520	6,480	6,298
Estimated Gross Income	\$156,480	\$177,552	\$154,954
Gross Income per SqFt	\$24.00	\$27.40	\$24.60
Full Market Value	\$699,000	\$860,000	\$693,000
Market Value per SqFt	\$107.00	\$133.00	\$110.00
Distance from Cooperative in miles		0.60	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00999-0017	3-00396-0053	3-03044-0029
Address	350 7 STREET	311 BALTIC STREET	165 MESEROLE STREET
Neighborhood	PARK SLOPE	BOERUM HILL	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	20	39
Year Built	1926	1900	1930
Gross SqFt	17,860	17,640	17,460
Estimated Gross Income	\$337,911	\$342,456	\$321,532
Gross Income per SqFt	\$18.92	\$19.41	\$18.42
Full Market Value	\$1,370,000	\$1,530,000	\$1,310,000
Market Value per SqFt	\$77.00	\$87.00	\$75.00
Distance from Cooperative in miles		1.20	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01029-0060	3-04163-0033	3-04249-0021
Address	297 13 STREET	101 WELDON STREET	122 DOSCHER STREET
Neighborhood	PARK SLOPE SOUTH	EAST NEW YORK	EAST NEW YORK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	28	39
Year Built	1920	1927	1925
Gross SqFt	18,000	18,000	18,000
Estimated Gross Income	\$324,000	\$270,458	\$221,940
Gross Income per SqFt	\$18.00	\$15.03	\$12.33
Full Market Value	\$1,320,000	\$1,070,000	\$834,000
Market Value per SqFt	\$73.00	\$59.00	\$46.30
Distance from Cooperative in miles		6.10	6.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01051-0024	3-00975-0017	3-00177-0034
Address	88 16 STREET	390 2 STREET	397 ATLANTIC AVENUE
Neighborhood	GOWANUS	PARK SLOPE	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	13
Year Built	1912	1920	2004
Gross SqFt	16,480	16,752	14,800
Estimated Gross Income	\$362,560	\$326,035	\$333,422
Gross Income per SqFt	\$22.00	\$19.46	\$22.53
Full Market Value	\$1,020,000	\$1,460,000	\$1,490,000
Market Value per SqFt	\$62.00	\$87.00	\$101.00
Distance from Cooperative in miles		0.75	1.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01058-0019	3-00355-0009	3-01081-0001
Address	164 STERLING PLACE	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	14
Year Built	1920	1915	1920
Gross SqFt	11,704	11,700	11,524
Estimated Gross Income	\$232,909	\$213,180	\$248,697
Gross Income per SqFt	\$19.90	\$18.22	\$21.58
Full Market Value	\$1,040,000	\$867,000	\$1,110,000
Market Value per SqFt	\$89.00	\$74.00	\$96.00
Distance from Cooperative in miles		1.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01058-0024	3-00355-0009	3-01081-0001
Address	176 STERLING PLACE	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	14
Year Built	1906	1915	1920
Gross SqFt	11,732	11,700	11,524
Estimated Gross Income	\$233,466	\$213,180	\$248,697
Gross Income per SqFt	\$19.90	\$18.22	\$21.58
Full Market Value	\$1,040,000	\$867,000	\$1,110,000
Market Value per SqFt	\$89.00	\$74.00	\$96.00
Distance from Cooperative in miles		1.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01059-0050	3-01179-0097	3-00247-0028
Address	235 LINCOLN PLACE	159 EASTERN PARKWAY	74 MONTAGUE STREET
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	47	72	59
Year Built	1937	1927	1912
Gross SqFt	57,786	52,140	54,640
Estimated Gross Income	\$954,624	\$783,168	\$984,472
Gross Income per SqFt	\$16.52	\$15.02	\$18.02
Full Market Value	\$3,880,000	\$3,100,000	\$4,000,000
Market Value per SqFt	\$67.00	\$59.00	\$73.00
Distance from Cooperative in miles		0.45	1.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01059-0055	3-00275-0001	3-01170-0005
Address	225 LINCOLN PLACE	200 CLINTON STREET	36 PLAZA ST EAST
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	56	94	85
Year Built	1920	1926	1926
Gross SqFt	70,042	73,032	75,535
Estimated Gross Income	\$1,190,714	\$1,458,823	\$1,342,129
Gross Income per SqFt	\$17.00	\$19.98	\$17.77
Full Market Value	\$4,840,000	\$6,520,000	\$5,460,000
Market Value per SqFt	\$69.00	\$89.00	\$72.00
Distance from Cooperative in miles		1.55	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01059-0061	3-00247-0028	3-01177-0007
Address	209 LINCOLN PLACE	74 MONTAGUE STREET	781 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	59	59	63
Year Built	1928	1912	1920
Gross SqFt	57,700	54,640	47,925
Estimated Gross Income	\$953,204	\$984,472	\$872,518
Gross Income per SqFt	\$16.52	\$18.02	\$18.21
Full Market Value	\$3,880,000	\$4,000,000	\$2,680,000
Market Value per SqFt	\$67.00	\$73.00	\$56.00
Distance from Cooperative in miles		1.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01060-0008	3-03168-0001	3-08716-0064
Address	3 PLAZA ST WEST	1226 FLUSHING AVENUE	3085 BRIGHTON 13 STREET
Neighborhood	PARK SLOPE	WYCKOFF HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	99	77
Year Built	1928	1931	1926
Gross SqFt	64,125	65,402	67,000
Estimated Gross Income	\$1,126,676	\$1,173,311	\$1,152,325
Gross Income per SqFt	\$17.57	\$17.94	\$17.20
Full Market Value	\$4,580,000	\$4,770,000	\$4,690,000
Market Value per SqFt	\$71.00	\$73.00	\$70.00
Distance from Cooperative in miles		3.40	6.70

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01062-0011	3-00275-0001	3-01170-0005
Address	25 PLAZA ST WEST	200 CLINTON STREET	36 PLAZA ST EAST
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	63	94	85
Year Built	1941	1926	1926
Gross SqFt	72,900	73,032	75,535
Estimated Gross Income	\$1,239,300	\$1,458,823	\$1,342,129
Gross Income per SqFt	\$17.00	\$19.98	\$17.77
Full Market Value	\$5,040,000	\$6,520,000	\$5,460,000
Market Value per SqFt	\$69.00	\$89.00	\$72.00
Distance from Cooperative in miles		1.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01063-0026	3-00254-0006	3-02104-0008
Address	220 BERKELEY PLACE	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	64	47	71
Year Built	1956	1923	1927
Gross SqFt	43,872	46,410	44,046
Estimated Gross Income	\$745,824	\$846,432	\$693,471
Gross Income per SqFt	\$17.00	\$18.24	\$15.74
Full Market Value	\$3,030,000	\$3,440,000	\$2,820,000
Market Value per SqFt	\$69.00	\$74.00	\$64.00
Distance from Cooperative in miles		1.70	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01064-0018	3-03168-0001	3-08716-0064
Address	39 PLAZA ST WEST	1226 FLUSHING AVENUE	3085 BRIGHTON 13 STREET
Neighborhood	PARK SLOPE	WYCKOFF HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	38	99	77
Year Built	1927	1931	1926
Gross SqFt	65,000	65,402	67,000
Estimated Gross Income	\$1,140,100	\$1,173,311	\$1,152,325
Gross Income per SqFt	\$17.54	\$17.94	\$17.20
Full Market Value	\$4,640,000	\$4,770,000	\$4,690,000
Market Value per SqFt	\$71.00	\$73.00	\$70.00
Distance from Cooperative in miles		3.50	6.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01064-0021	3-02104-0008	3-00254-0006
Address	45 PLAZA ST WEST	299 ADELPHI STREET	141 JORALEMON STREET
Neighborhood	PARK SLOPE	FORT GREENE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	46	71	47
Year Built	1941	1927	1923
Gross SqFt	46,200	44,046	46,410
Estimated Gross Income	\$739,200	\$693,471	\$846,432
Gross Income per SqFt	\$16.00	\$15.74	\$18.24
Full Market Value	\$3,010,000	\$2,820,000	\$3,440,000
Market Value per SqFt	\$65.00	\$64.00	\$74.00
Distance from Cooperative in miles		1.05	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01064-0024	3-06069-0013	3-05279-0043
Address	47 PLAZA ST WEST	8829 FT HAMILTON PARKWAY	829 GREENWOOD AVENUE
Neighborhood	PARK SLOPE	BAY RIDGE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	139	135
Year Built	1928	1927	1982
Gross SqFt	94,821	96,952	104,640
Estimated Gross Income	\$1,445,072	\$1,477,333	\$2,163,800
Gross Income per SqFt	\$15.24	\$15.24	\$20.68
Full Market Value	\$5,880,000	\$5,860,000	\$9,670,000
Market Value per SqFt	\$62.00	\$60.00	\$92.00
Distance from Cooperative in miles		4.70	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01064-0037	3-00254-0006	3-02104-0008
Address	925 UNION STREET	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	52	47	71
Year Built	1920	1923	1927
Gross SqFt	43,032	46,410	44,046
Estimated Gross Income	\$688,512	\$846,432	\$693,471
Gross Income per SqFt	\$16.00	\$18.24	\$15.74
Full Market Value	\$2,800,000	\$3,440,000	\$2,820,000
Market Value per SqFt	\$65.00	\$74.00	\$64.00
Distance from Cooperative in miles		1.80	1.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01065-0031	3-06114-0006	3-00247-0028
Address	78 8 AVENUE	310 94 STREET	74 MONTAGUE STREET
Neighborhood	PARK SLOPE	BAY RIDGE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	58	74	59
Year Built	1923	1928	1912
Gross SqFt	51,654	48,000	54,640
Estimated Gross Income	\$878,118	\$771,521	\$984,472
Gross Income per SqFt	\$17.00	\$16.07	\$18.02
Full Market Value	\$3,570,000	\$3,140,000	\$4,000,000
Market Value per SqFt	\$69.00	\$65.00	\$73.00
Distance from Cooperative in miles		4.95	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01065-0037	3-01170-0005	3-00275-0001
Address	90 8 AVENUE	36 PLAZA ST EAST	200 CLINTON STREET
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	60	85	94
Year Built	1928	1926	1926
Gross SqFt	73,400	75,535	73,032
Estimated Gross Income	\$1,321,200	\$1,342,129	\$1,458,823
Gross Income per SqFt	\$18.00	\$17.77	\$19.98
Full Market Value	\$5,370,000	\$5,460,000	\$6,520,000
Market Value per SqFt	\$73.00	\$72.00	\$89.00
Distance from Cooperative in miles		0.35	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01066-0023	3-00306-0024	3-03205-0003
Address	904 UNION STREET	286 CLINTON STREET	699 BUSHWICK AVENUE
Neighborhood	PARK SLOPE	COBBLE HILL	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	13
Year Built	1910	1900	1931
Gross SqFt	7,252	7,000	7,344
Estimated Gross Income	\$145,040	\$121,473	\$148,569
Gross Income per SqFt	\$20.00	\$17.35	\$20.23
Full Market Value	\$648,000	\$494,000	\$456,000
Market Value per SqFt	\$89.00	\$71.00	\$62.00
Distance from Cooperative in miles		1.65	2.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01066-0030	3-01178-0075	3-02139-0014
Address	916 UNION STREET	505 LINCOLN PLACE	190 SOUTH 8 STREET
Neighborhood	PARK SLOPE	CROWN HEIGHTS	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	41
Year Built	1920	1920	1917
Gross SqFt	21,840	25,556	25,924
Estimated Gross Income	\$369,096	\$395,141	\$452,373
Gross Income per SqFt	\$16.90	\$15.46	\$17.45
Full Market Value	\$1,500,000	\$1,210,000	\$1,840,000
Market Value per SqFt	\$69.00	\$47.00	\$71.00
Distance from Cooperative in miles		0.65	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01066-0032	3-02412-0033	3-01932-0022
Address	920 UNION STREET	355 SOUTH 2 STREET	309 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	WILLIAMSBURG-SOUTH	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR
Total Units	17	24	35
Year Built	1920	1919	1905
Gross SqFt	18,000	19,104	19,291
Estimated Gross Income	\$370,440	\$336,803	\$428,587
Gross Income per SqFt	\$20.58	\$17.63	\$22.22
Full Market Value	\$1,660,000	\$1,030,000	\$1,920,000
Market Value per SqFt	\$92.00	\$54.00	\$100.00
Distance from Cooperative in miles		2.80	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01066-0063	3-00975-0011	3-03205-0001
Address	915 PRESIDENT STREET	376 2 STREET	703 BUSHWICK AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	1920	1920	1931
Gross SqFt	7,500	7,910	7,410
Estimated Gross Income	\$157,500	\$196,130	\$175,617
Gross Income per SqFt	\$21.00	\$24.80	\$23.70
Full Market Value	\$704,000	\$877,000	\$785,000
Market Value per SqFt	\$94.00	\$111.00	\$106.00
Distance from Cooperative in miles		0.50	2.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01067-0039	3-00193-0050	3-01979-0024
Address	100 8 AVENUE	129 BOERUM PLACE	92 GATES AVENUE
Neighborhood	PARK SLOPE	BOERUM HILL	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	35	46	45
Year Built	1920	1999	1931
Gross SqFt	26,880	42,000	35,820
Estimated Gross Income	\$656,947	\$1,188,240	\$729,455
Gross Income per SqFt	\$24.44	\$28.30	\$20.36
Full Market Value	\$2,940,000	\$5,760,000	\$3,260,000
Market Value per SqFt	\$109.00	\$137.00	\$91.00
Distance from Cooperative in miles		1.30	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01067-0045	3-01959-0027	3-00236-0103
Address	118 8 AVENUE	80 GREENE AVENUE	52 CLARK STREET
Neighborhood	PARK SLOPE	FORT GREENE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	55	97	142
Year Built	1936	1982	1928
Gross SqFt	72,160	71,470	79,460
Estimated Gross Income	\$1,739,056	\$1,561,361	\$2,105,768
Gross Income per SqFt	\$24.10	\$21.85	\$26.50
Full Market Value	\$7,770,000	\$6,980,000	\$10,200,000
Market Value per SqFt	\$108.00	\$98.00	\$128.00
Distance from Cooperative in miles		0.90	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01068-0003	3-00243-0032	3-02409-0003
Address	115 8 AVENUE	98 PIERREPONT STREET	252 SOUTH 1 STREET
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	11	23
Year Built	1920	1860	1920
Gross SqFt	5,780	6,000	6,000
Estimated Gross Income	\$110,860	\$119,686	\$110,400
Gross Income per SqFt	\$19.18	\$19.95	\$18.40
Full Market Value	\$495,000	\$535,000	\$449,000
Market Value per SqFt	\$86.00	\$89.00	\$75.00
Distance from Cooperative in miles		1.90	2.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01068-0037	3-00236-0015	3-01946-0004
Address	9 PROSPECT PARK WEST	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	43	191	86
Year Built	1929	1928	1905
Gross SqFt	120,000	157,042	113,924
Estimated Gross Income	\$1,800,000	\$2,390,870	\$1,709,714
Gross Income per SqFt	\$15.00	\$15.22	\$15.01
Full Market Value	\$7,140,000	\$6,750,000	\$6,780,000
Market Value per SqFt	\$60.00	\$43.00	\$60.00
Distance from Cooperative in miles		2.00	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01071-0002	3-01158-0016	3-01160-0032
Address	19 FISKE PLACE	170 PROSPECT PLACE	382 PROSPECT PLACE
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	24
Year Built	1920	1931	1931
Gross SqFt	16,350	16,124	17,116
Estimated Gross Income	\$343,350	\$341,570	\$331,518
Gross Income per SqFt	\$21.00	\$21.18	\$19.37
Full Market Value	\$1,530,000	\$1,530,000	\$1,480,000
Market Value per SqFt	\$94.00	\$95.00	\$86.00
Distance from Cooperative in miles		0.45	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01071-0004	3-05279-0043	3-08722-0475
Address	140 8 AVENUE	829 GREENWOOD AVENUE	200 BRIGHTON 15 STREET
Neighborhood	PARK SLOPE	WINDSOR TERRACE	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	135	96
Year Built	1936	1982	1951
Gross SqFt	97,768	104,640	96,600
Estimated Gross Income	\$2,248,664	\$2,163,800	\$1,485,708
Gross Income per SqFt	\$23.00	\$20.68	\$15.38
Full Market Value	\$10,000,000	\$9,670,000	\$6,040,000
Market Value per SqFt	\$102.00	\$92.00	\$63.00
Distance from Cooperative in miles		1.30	6.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01071-0014	3-00051-0012	
Address	814 CARROLL STREET	65 WASHINGTON STREET	
Neighborhood	PARK SLOPE	DOWNTOWN-FULTON FERRY	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	72	59	
Year Built	1950	2000	
Gross SqFt	59,520	50,457	
Estimated Gross Income	\$1,636,800	\$1,657,235	
Gross Income per SqFt	\$27.50	\$32.80	
Full Market Value	\$7,930,000	\$8,030,000	
Market Value per SqFt	\$133.00	\$159.00	
Distance from Cooperative in miles		2.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01071-0034	3-00384-0072	3-01892-0061
Address	259 GARFIELD PLACE	15 WYCKOFF STREET	98 GRAND AVENUE
Neighborhood	PARK SLOPE	BOERUM HILL	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	40	26
Year Built	1904	1900	1946
Gross SqFt	24,312	26,084	25,000
Estimated Gross Income	\$534,864	\$581,511	\$508,884
Gross Income per SqFt	\$22.00	\$22.29	\$20.36
Full Market Value	\$2,390,000	\$2,600,000	\$2,270,000
Market Value per SqFt	\$98.00	\$100.00	\$91.00
Distance from Cooperative in miles		1.40	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01072-0040	3-06681-0449	3-01861-0020
Address	27 PROSPECT PARK WEST	1860 OCEAN PARKWAY	1320 FULTON STREET
Neighborhood	PARK SLOPE	OCEAN PARKWAY-SOUTH	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	33	48	65
Year Built	1928	1934	1985
Gross SqFt	57,824	60,000	57,876
Estimated Gross Income	\$925,184	\$497,597	\$946,012
Gross Income per SqFt	\$16.00	\$8.29	\$16.35
Full Market Value	\$3,760,000	\$1,640,000	\$2,670,000
Market Value per SqFt	\$65.00	\$27.00	\$46.10
Distance from Cooperative in miles		4.70	1.40

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01073-0005	3-00733-0038	3-01089-0001
Address	133 8 AVENUE	874 43 STREET	719 8 AVENUE
Neighborhood	PARK SLOPE	BOROUGH PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	44	32
Year Built	1910	1926	1905
Gross SqFt	35,424	30,556	31,468
Estimated Gross Income	\$609,647	\$480,000	\$590,620
Gross Income per SqFt	\$17.21	\$15.71	\$18.77
Full Market Value	\$2,480,000	\$1,950,000	\$2,400,000
Market Value per SqFt	\$70.00	\$64.00	\$76.00
Distance from Cooperative in miles		2.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01073-0041	3-01946-0004	3-00236-0015
Address	35 PROSPECT PARK WEST	379 WASHINGTON AVENUE	55 PIERREPONT STREET
Neighborhood	PARK SLOPE	CLINTON HILL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	76	86	191
Year Built	1929	1905	1928
Gross SqFt	191,654	113,924	157,042
Estimated Gross Income	\$2,874,810	\$1,709,714	\$2,390,870
Gross Income per SqFt	\$15.00	\$15.01	\$15.22
Full Market Value	\$11,400,000	\$6,780,000	\$6,750,000
Market Value per SqFt	\$59.00	\$60.00	\$43.00
Distance from Cooperative in miles		1.25	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01075-0035	3-08716-0064	3-01979-0015
Address	40 PROSPECT PARK WEST	3085 BRIGHTON 13 STREET	475 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	BRIGHTON BEACH	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	62	77	47
Year Built	1942	1926	1931
Gross SqFt	67,134	67,000	63,450
Estimated Gross Income	\$1,074,144	\$1,152,325	\$976,878
Gross Income per SqFt	\$16.00	\$17.20	\$15.40
Full Market Value	\$4,370,000	\$4,690,000	\$3,970,000
Market Value per SqFt	\$65.00	\$70.00	\$63.00
Distance from Cooperative in miles		6.40	1.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01075-0039	3-06681-0449	3-01861-0020
Address	44 PROSPECT PARK WEST	1860 OCEAN PARKWAY	1320 FULTON STREET
Neighborhood	PARK SLOPE	OCEAN PARKWAY-SOUTH	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	55	48	65
Year Built	1940	1934	1985
Gross SqFt	60,744	60,000	57,876
Estimated Gross Income	\$971,904	\$497,597	\$946,012
Gross Income per SqFt	\$16.00	\$8.29	\$16.35
Full Market Value	\$3,950,000	\$1,640,000	\$2,670,000
Market Value per SqFt	\$65.00	\$27.00	\$46.10
Distance from Cooperative in miles		4.60	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01077-0007	3-00355-0009	3-01081-0001
Address	199 8 AVENUE	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	14
Year Built	1920	1915	1920
Gross SqFt	11,272	11,700	11,524
Estimated Gross Income	\$224,312	\$213,180	\$248,697
Gross Income per SqFt	\$19.90	\$18.22	\$21.58
Full Market Value	\$1,000,000	\$867,000	\$1,110,000
Market Value per SqFt	\$89.00	\$74.00	\$96.00
Distance from Cooperative in miles		1.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01080-0035	3-01081-0043	3-01065-0027
Address	300 8 AVENUE	78 PROSPECT PARK WEST	862 UNION STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	40	49
Year Built	1920	1920	1920
Gross SqFt	40,558	41,113	35,310
Estimated Gross Income	\$608,370	\$748,831	\$569,749
Gross Income per SqFt	\$15.00	\$18.21	\$16.14
Full Market Value	\$2,410,000	\$3,050,000	\$2,320,000
Market Value per SqFt	\$59.00	\$74.00	\$66.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01080-0041	3-00355-0009	3-01081-0001
Address	314 8 AVENUE	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	14
Year Built	1920	1915	1920
Gross SqFt	11,728	11,700	11,524
Estimated Gross Income	\$233,387	\$213,180	\$248,697
Gross Income per SqFt	\$19.90	\$18.22	\$21.58
Full Market Value	\$1,040,000	\$867,000	\$1,110,000
Market Value per SqFt	\$89.00	\$74.00	\$96.00
Distance from Cooperative in miles		1.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01080-0043	3-00355-0009	3-01081-0001
Address	320 8 AVENUE	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	14
Year Built	1920	1915	1920
Gross SqFt	12,976	11,700	11,524
Estimated Gross Income	\$159,994	\$213,180	\$248,697
Gross Income per SqFt	\$12.33	\$18.22	\$21.58
Full Market Value	\$601,000	\$867,000	\$1,110,000
Market Value per SqFt	\$46.30	\$74.00	\$96.00
Distance from Cooperative in miles		1.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01081-0005	3-01089-0001	3-00733-0038
Address	305 8 AVENUE	719 8 AVENUE	874 43 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	44
Year Built	1914	1905	1926
Gross SqFt	32,064	31,468	30,556
Estimated Gross Income	\$580,679	\$590,620	\$480,000
Gross Income per SqFt	\$18.11	\$18.77	\$15.71
Full Market Value	\$2,360,000	\$2,400,000	\$1,950,000
Market Value per SqFt	\$74.00	\$76.00	\$64.00
Distance from Cooperative in miles		0.20	2.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01081-0038	3-00297-0019	3-01178-0087
Address	75 PROSPECT PARK WEST	182 AMITY STREET	487 LINCOLN PLACE
Neighborhood	PARK SLOPE	COBBLE HILL	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	48	31
Year Built	1920	1900	1920
Gross SqFt	35,826	35,950	26,952
Estimated Gross Income	\$597,935	\$575,302	\$468,417
Gross Income per SqFt	\$16.69	\$16.00	\$17.38
Full Market Value	\$2,430,000	\$2,340,000	\$1,440,000
Market Value per SqFt	\$68.00	\$65.00	\$53.00
Distance from Cooperative in miles		1.70	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01083-0005	3-06114-0006	3-02104-0008
Address	411 8 AVENUE	310 94 STREET	299 ADELPHI STREET
Neighborhood	PARK SLOPE	BAY RIDGE	FORT GREENE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	31	74	71
Year Built	1922	1928	1927
Gross SqFt	49,188	48,000	44,046
Estimated Gross Income	\$787,008	\$771,521	\$693,471
Gross Income per SqFt	\$16.00	\$16.07	\$15.74
Full Market Value	\$3,200,000	\$3,140,000	\$2,820,000
Market Value per SqFt	\$65.00	\$65.00	\$64.00
Distance from Cooperative in miles		4.60	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01083-0038	3-00733-0038	3-01089-0001
Address	86 PROSPECT PARK WEST	874 43 STREET	719 8 AVENUE
Neighborhood	PARK SLOPE	BOROUGH PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	44	32
Year Built	1909	1926	1905
Gross SqFt	29,628	30,556	31,468
Estimated Gross Income	\$510,786	\$480,000	\$590,620
Gross Income per SqFt	\$17.24	\$15.71	\$18.77
Full Market Value	\$2,080,000	\$1,950,000	\$2,400,000
Market Value per SqFt	\$70.00	\$64.00	\$76.00
Distance from Cooperative in miles		2.05	0.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01083-0045	3-00436-0020	3-00925-0019
Address	92 PROSPECT PARK WEST	356 UNION STREET	832 42 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	1920	1900	1920
Gross SqFt	14,368	14,050	14,116
Estimated Gross Income	\$257,618	\$250,736	\$254,145
Gross Income per SqFt	\$17.93	\$17.85	\$18.00
Full Market Value	\$1,050,000	\$1,020,000	\$780,000
Market Value per SqFt	\$73.00	\$73.00	\$55.00
Distance from Cooperative in miles		1.25	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01089-0040	3-00254-0006	3-02104-0008
Address	123 PROSPECT PARK WEST	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	38	47	71
Year Built	1920	1923	1927
Gross SqFt	43,716	46,410	44,046
Estimated Gross Income	\$742,734	\$846,432	\$693,471
Gross Income per SqFt	\$16.99	\$18.24	\$15.74
Full Market Value	\$3,020,000	\$3,440,000	\$2,820,000
Market Value per SqFt	\$69.00	\$74.00	\$64.00
Distance from Cooperative in miles		2.10	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01089-0063	3-00306-0026	3-00385-0029
Address	527 8 STREET	290 CLINTON STREET	122 BERGEN STREET
Neighborhood	PARK SLOPE	COBBLE HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	22	14
Year Built	1920	1900	1900
Gross SqFt	8,628	8,565	8,400
Estimated Gross Income	\$159,187	\$198,774	\$151,236
Gross Income per SqFt	\$18.45	\$23.21	\$18.00
Full Market Value	\$647,000	\$888,000	\$615,000
Market Value per SqFt	\$75.00	\$104.00	\$73.00
Distance from Cooperative in miles		1.80	1.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01089-0064	3-00306-0026	3-00385-0029
Address	523 8 STREET	290 CLINTON STREET	122 BERGEN STREET
Neighborhood	PARK SLOPE	COBBLE HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	22	14
Year Built	1920	1900	1900
Gross SqFt	8,628	8,565	8,400
Estimated Gross Income	\$159,187	\$198,774	\$151,236
Gross Income per SqFt	\$18.45	\$23.21	\$18.00
Full Market Value	\$647,000	\$888,000	\$615,000
Market Value per SqFt	\$75.00	\$104.00	\$73.00
Distance from Cooperative in miles		1.80	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01091-0035	3-01065-0027	3-00220-0016
Address	133 PROSPECT PARK WEST	862 UNION STREET	35 ORANGE STREET
Neighborhood	PARK SLOPE	PARK SLOPE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	49	48
Year Built	1904	1920	1924
Gross SqFt	41,925	35,310	47,136
Estimated Gross Income	\$581,080	\$569,749	\$596,274
Gross Income per SqFt	\$13.86	\$16.14	\$12.65
Full Market Value	\$2,300,000	\$2,320,000	\$2,240,000
Market Value per SqFt	\$55.00	\$66.00	\$47.50
Distance from Cooperative in miles		0.60	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01096-0043	3-00925-0019	3-00436-0020
Address	461 12 STREET	832 42 STREET	356 UNION STREET
Neighborhood	PARK SLOPE	BOROUGH PARK	CARROLL GARDENS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	20
Year Built	1940	1920	1900
Gross SqFt	14,642	14,116	14,050
Estimated Gross Income	\$262,531	\$254,145	\$250,736
Gross Income per SqFt	\$17.93	\$18.00	\$17.85
Full Market Value	\$1,070,000	\$780,000	\$1,020,000
Market Value per SqFt	\$73.00	\$55.00	\$73.00
Distance from Cooperative in miles		1.65	1.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01096-0050	3-00254-0006	3-02104-0008
Address	445 12 STREET	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	36	47	71
Year Built	1960	1923	1927
Gross SqFt	42,500	46,410	44,046
Estimated Gross Income	\$680,000	\$846,432	\$693,471
Gross Income per SqFt	\$16.00	\$18.24	\$15.74
Full Market Value	\$2,770,000	\$3,440,000	\$2,820,000
Market Value per SqFt	\$65.00	\$74.00	\$64.00
Distance from Cooperative in miles		2.10	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01098-0001	3-01924-0036	3-03615-0001
Address	420 12 STREET	226 TAAFFE PLACE	165 LOTT AVENUE
Neighborhood	PARK SLOPE	BEDFORD STUYVESANT	BROWNSVILLE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	70	110	104
Year Built	1970	1935	1986
Gross SqFt	109,380	130,000	101,127
Estimated Gross Income	\$1,957,902	\$2,567,465	\$1,623,440
Gross Income per SqFt	\$17.90	\$19.75	\$16.05
Full Market Value	\$7,960,000	\$11,500,000	\$4,580,000
Market Value per SqFt	\$73.00	\$88.00	\$45.30
Distance from Cooperative in miles		2.20	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01100-0027	3-00172-0064	3-01041-0011
Address	424 13 STREET	375 STATE STREET	204 14 STREET
Neighborhood	PARK SLOPE	DOWNTOWN-FULTON MALL	PARK SLOPE SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1921	1905	1915
Gross SqFt	15,000	15,200	15,140
Estimated Gross Income	\$268,200	\$248,858	\$293,602
Gross Income per SqFt	\$17.88	\$16.37	\$19.39
Full Market Value	\$1,090,000	\$1,010,000	\$1,310,000
Market Value per SqFt	\$73.00	\$66.00	\$87.00
Distance from Cooperative in miles		1.65	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01101-0046	3-01043-0001	3-01081-0001
Address	186 PROSPECT PARK WEST	549 6 AVENUE	525 4 STREET
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	14
Year Built	1920	1931	1920
Gross SqFt	10,904	10,508	11,524
Estimated Gross Income	\$216,226	\$191,000	\$248,697
Gross Income per SqFt	\$19.83	\$18.18	\$21.58
Full Market Value	\$966,000	\$777,000	\$1,110,000
Market Value per SqFt	\$89.00	\$74.00	\$96.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01103-0048	3-00396-0053	3-03044-0029
Address	195 PROSPECT PARK WEST	311 BALTIC STREET	165 MESEROLE STREET
Neighborhood	PARK SLOPE	BOERUM HILL	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	20	39
Year Built	1920	1900	1930
Gross SqFt	17,000	17,640	17,460
Estimated Gross Income	\$321,640	\$342,456	\$321,532
Gross Income per SqFt	\$18.92	\$19.41	\$18.42
Full Market Value	\$1,310,000	\$1,530,000	\$1,310,000
Market Value per SqFt	\$77.00	\$87.00	\$75.00
Distance from Cooperative in miles		1.75	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01103-0066	3-01066-0014	3-01093-0001
Address	427 15 STREET	888 UNION STREET	911 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1900	1920	1920
Gross SqFt	12,556	12,612	12,160
Estimated Gross Income	\$241,326	\$238,356	\$237,573
Gross Income per SqFt	\$19.22	\$18.90	\$19.54
Full Market Value	\$1,080,000	\$969,000	\$1,060,000
Market Value per SqFt	\$86.00	\$77.00	\$87.00
Distance from Cooperative in miles		0.85	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01103-0069	3-01066-0014	3-01093-0001
Address	423 15 STREET	888 UNION STREET	911 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1920	1920
Gross SqFt	12,536	12,612	12,160
Estimated Gross Income	\$240,941	\$238,356	\$237,573
Gross Income per SqFt	\$19.22	\$18.90	\$19.54
Full Market Value	\$1,080,000	\$969,000	\$1,060,000
Market Value per SqFt	\$86.00	\$77.00	\$87.00
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01103-0073	3-01066-0014	3-01093-0001
Address	411 15 STREET	888 UNION STREET	911 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1910	1920	1920
Gross SqFt	12,424	12,612	12,160
Estimated Gross Income	\$238,789	\$238,356	\$237,573
Gross Income per SqFt	\$19.22	\$18.90	\$19.54
Full Market Value	\$1,070,000	\$969,000	\$1,060,000
Market Value per SqFt	\$86.00	\$77.00	\$87.00
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01106-0016	3-01066-0014	3-01093-0001
Address	10 PROSPECT PARK SOUTHWES	888 UNION STREET	911 8 AVENUE
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	1920
Gross SqFt	12,392	12,612	12,160
Estimated Gross Income	\$238,174	\$238,356	\$237,573
Gross Income per SqFt	\$19.22	\$18.90	\$19.54
Full Market Value	\$1,060,000	\$969,000	\$1,060,000
Market Value per SqFt	\$86.00	\$77.00	\$87.00
Distance from Cooperative in miles		0.95	0.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01106-0019	3-01066-0014	3-01093-0001
Address	14 PROSPECT PARK SOUTHWES	888 UNION STREET	911 8 AVENUE
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	1920
Gross SqFt	12,392	12,612	12,160
Estimated Gross Income	\$238,174	\$238,356	\$237,573
Gross Income per SqFt	\$19.22	\$18.90	\$19.54
Full Market Value	\$1,060,000	\$969,000	\$1,060,000
Market Value per SqFt	\$86.00	\$77.00	\$87.00
Distance from Cooperative in miles		0.95	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01106-0021	3-01066-0014	3-01093-0001
Address	16 PROSPECT PARK SOUTHWES	888 UNION STREET	911 8 AVENUE
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	1920
Gross SqFt	12,393	12,612	12,160
Estimated Gross Income	\$238,193	\$238,356	\$237,573
Gross Income per SqFt	\$19.22	\$18.90	\$19.54
Full Market Value	\$1,060,000	\$969,000	\$1,060,000
Market Value per SqFt	\$86.00	\$77.00	\$87.00
Distance from Cooperative in miles		0.95	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01107-0009	3-00396-0053	3-03044-0029
Address	41 PROSPECT PARK SOUTHWES	311 BALTIC STREET	165 MESEROLE STREET
Neighborhood	WINDSOR TERRACE	BOERUM HILL	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	39
Year Built	1920	1900	1930
Gross SqFt	17,324	17,640	17,460
Estimated Gross Income	\$327,770	\$342,456	\$321,532
Gross Income per SqFt	\$18.92	\$19.41	\$18.42
Full Market Value	\$1,330,000	\$1,530,000	\$1,310,000
Market Value per SqFt	\$77.00	\$87.00	\$75.00
Distance from Cooperative in miles		2.05	3.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01107-0033	3-00254-0006	3-02104-0008
Address	75 PROSPECT PARK SOUTHWES	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	WINDSOR TERRACE	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	52	47	71
Year Built	1936	1923	1927
Gross SqFt	43,160	46,410	44,046
Estimated Gross Income	\$690,560	\$846,432	\$693,471
Gross Income per SqFt	\$16.00	\$18.24	\$15.74
Full Market Value	\$2,810,000	\$3,440,000	\$2,820,000
Market Value per SqFt	\$65.00	\$74.00	\$64.00
Distance from Cooperative in miles		2.55	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01152-0060	3-00306-0024	3-01131-0003
Address	307 PROSPECT PLACE	286 CLINTON STREET	41 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	COBBLE HILL	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	12
Year Built	1931	1900	1931
Gross SqFt	7,192	7,000	7,237
Estimated Gross Income	\$130,390	\$121,473	\$136,858
Gross Income per SqFt	\$18.13	\$17.35	\$18.91
Full Market Value	\$530,000	\$494,000	\$557,000
Market Value per SqFt	\$74.00	\$71.00	\$77.00
Distance from Cooperative in miles		1.70	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01152-0062	3-00306-0024	3-01131-0003
Address	305 PROSPECT PLACE	286 CLINTON STREET	41 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	COBBLE HILL	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	12
Year Built	1931	1900	1931
Gross SqFt	7,192	7,000	7,237
Estimated Gross Income	\$130,390	\$121,473	\$136,858
Gross Income per SqFt	\$18.13	\$17.35	\$18.91
Full Market Value	\$530,000	\$494,000	\$557,000
Market Value per SqFt	\$74.00	\$71.00	\$77.00
Distance from Cooperative in miles		1.70	0.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01152-0071	3-02488-0001	3-02424-0009
Address	285 PROSPECT PLACE	1092 MANHATTAN AVENUE	358 SOUTH 2 STREET
Neighborhood	PROSPECT HEIGHTS	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	26	27
Year Built	1931	1931	1920
Gross SqFt	19,564	19,500	19,000
Estimated Gross Income	\$371,716	\$343,005	\$400,140
Gross Income per SqFt	\$19.00	\$17.59	\$21.06
Full Market Value	\$1,510,000	\$1,400,000	\$1,320,000
Market Value per SqFt	\$77.00	\$72.00	\$69.00
Distance from Cooperative in miles		4.10	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01155-0054	3-00733-0038	3-01178-0087
Address	698 CLASSON AVENUE	874 43 STREET	487 LINCOLN PLACE
Neighborhood	CROWN HEIGHTS	BOROUGH PARK	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	44	31
Year Built	1920	1926	1920
Gross SqFt	32,112	30,556	26,952
Estimated Gross Income	\$531,453	\$480,000	\$468,417
Gross Income per SqFt	\$16.55	\$15.71	\$17.38
Full Market Value	\$1,500,000	\$1,950,000	\$1,440,000
Market Value per SqFt	\$46.70	\$64.00	\$53.00
Distance from Cooperative in miles		3.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01155-0088	3-01091-0040	3-01079-0040
Address	425 PROSPECT PLACE	136 PROSPECT PARK WEST	70 PROSPECT PARK WEST
Neighborhood	CROWN HEIGHTS	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	18	30
Year Built	1924	1931	1920
Gross SqFt	54,315	20,562	36,636
Estimated Gross Income	\$923,355	\$398,394	\$495,008
Gross Income per SqFt	\$17.00	\$19.38	\$13.51
Full Market Value	\$3,760,000	\$1,780,000	\$1,860,000
Market Value per SqFt	\$69.00	\$87.00	\$51.00
Distance from Cooperative in miles		1.15	0.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01158-0056	3-00817-0001	3-00817-0003
Address	233 PARK PLACE	5319 6 AVENUE	5313 6 AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1931	1911	1911
Gross SqFt	12,986	10,460	13,280
Estimated Gross Income	\$162,325	\$205,420	\$260,819
Gross Income per SqFt	\$12.50	\$19.64	\$19.64
Full Market Value	\$610,000	\$580,000	\$1,170,000
Market Value per SqFt	\$47.00	\$55.00	\$88.00
Distance from Cooperative in miles		3.25	3.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01158-0058	3-00817-0001	3-00817-0003
Address	231 PARK PLACE	5319 6 AVENUE	5313 6 AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1982	1911	1911
Gross SqFt	12,986	10,460	13,280
Estimated Gross Income	\$209,464	\$205,420	\$260,819
Gross Income per SqFt	\$16.13	\$19.64	\$19.64
Full Market Value	\$852,000	\$580,000	\$1,170,000
Market Value per SqFt	\$66.00	\$55.00	\$88.00
Distance from Cooperative in miles		3.25	3.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01158-0061	3-06681-0449	3-01861-0020
Address	225 PARK PLACE	1860 OCEAN PARKWAY	1320 FULTON STREET
Neighborhood	PROSPECT HEIGHTS	OCEAN PARKWAY-SOUTH	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	60	48	65
Year Built	1940	1934	1985
Gross SqFt	60,450	60,000	57,876
Estimated Gross Income	\$967,200	\$497,597	\$946,012
Gross Income per SqFt	\$16.00	\$8.29	\$16.35
Full Market Value	\$3,930,000	\$1,640,000	\$2,670,000
Market Value per SqFt	\$65.00	\$27.00	\$46.10
Distance from Cooperative in miles		5.10	1.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01158-0069	3-01066-0014	3-01093-0001
Address	205 PARK PLACE	888 UNION STREET	911 8 AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1931	1920	1920
Gross SqFt	12,572	12,612	12,160
Estimated Gross Income	\$241,633	\$238,356	\$237,573
Gross Income per SqFt	\$19.22	\$18.90	\$19.54
Full Market Value	\$1,080,000	\$969,000	\$1,060,000
Market Value per SqFt	\$86.00	\$77.00	\$87.00
Distance from Cooperative in miles		0.35	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01164-0042	3-01164-0064	3-01185-0021
Address	230 PARK PLACE	215 STERLING PLACE	284 EASTERN PARKWAY
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	82	72
Year Built	1937	1937	1922
Gross SqFt	114,500	92,902	76,680
Estimated Gross Income	\$1,488,500	\$1,323,207	\$968,514
Gross Income per SqFt	\$13.00	\$14.24	\$12.63
Full Market Value	\$5,600,000	\$5,250,000	\$3,640,000
Market Value per SqFt	\$48.90	\$57.00	\$47.50
Distance from Cooperative in miles		0.00	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01164-0051	3-00975-0017	3-00312-0038
Address	250 PARK PLACE	390 2 STREET	251 KANE STREET
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	12
Year Built	1915	1920	1910
Gross SqFt	16,160	16,752	11,000
Estimated Gross Income	\$273,265	\$326,035	\$177,926
Gross Income per SqFt	\$16.91	\$19.46	\$16.18
Full Market Value	\$1,110,000	\$1,460,000	\$724,000
Market Value per SqFt	\$69.00	\$87.00	\$66.00
Distance from Cooperative in miles		0.65	1.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01164-0054	3-00975-0017	3-00312-0038
Address	254 PARK PLACE	390 2 STREET	251 KANE STREET
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	12
Year Built	1915	1920	1910
Gross SqFt	15,434	16,752	11,000
Estimated Gross Income	\$260,988	\$326,035	\$177,926
Gross Income per SqFt	\$16.91	\$19.46	\$16.18
Full Market Value	\$1,060,000	\$1,460,000	\$724,000
Market Value per SqFt	\$69.00	\$87.00	\$66.00
Distance from Cooperative in miles		0.65	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01165-0001	3-01078-0016	3-01380-0014
Address	689 VANDERBILT AVENUE	530 2 STREET	1540 STERLING PLACE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	47	34
Year Built	1900	1920	1923
Gross SqFt	41,000	39,261	25,840
Estimated Gross Income	\$557,190	\$558,799	\$339,537
Gross Income per SqFt	\$13.59	\$14.23	\$13.14
Full Market Value	\$2,210,000	\$2,220,000	\$1,040,000
Market Value per SqFt	\$54.00	\$57.00	\$40.20
Distance from Cooperative in miles		0.65	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01165-0011	3-01162-0010	3-01162-0011
Address	675 VANDERBILT AVENUE	635 GRAND AVENUE	633 GRAND AVENUE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	11
Year Built	1910	1931	1931
Gross SqFt	8,952	6,924	7,280
Estimated Gross Income	\$173,489	\$134,098	\$141,084
Gross Income per SqFt	\$19.38	\$19.37	\$19.38
Full Market Value	\$775,000	\$599,000	\$631,000
Market Value per SqFt	\$87.00	\$87.00	\$87.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01165-0012	3-01162-0010	3-01162-0011
Address	673 VANDERBILT AVENUE	635 GRAND AVENUE	633 GRAND AVENUE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	11	11
Year Built	1910	1931	1931
Gross SqFt	9,340	6,924	7,280
Estimated Gross Income	\$181,009	\$134,098	\$141,084
Gross Income per SqFt	\$19.38	\$19.37	\$19.38
Full Market Value	\$809,000	\$599,000	\$631,000
Market Value per SqFt	\$87.00	\$87.00	\$87.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01166-0001	3-01984-0011	3-05030-0016
Address	361 STERLING PLACE	51 IRVING PLACE	300 LINCOLN ROAD
Neighborhood	PROSPECT HEIGHTS	CLINTON HILL	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	14	12
Year Built	1930	1930	1931
Gross SqFt	8,736	9,180	6,075
Estimated Gross Income	\$131,040	\$153,721	\$98,536
Gross Income per SqFt	\$15.00	\$16.75	\$16.22
Full Market Value	\$519,000	\$625,000	\$401,000
Market Value per SqFt	\$59.00	\$68.00	\$66.00
Distance from Cooperative in miles		0.65	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01169-0001	3-01164-0064	3-00236-0015
Address	10 PLAZA ST EAST	215 STERLING PLACE	55 PIERREPONT STREET
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	144	82	191
Year Built	1959	1937	1928
Gross SqFt	163,000	92,902	157,042
Estimated Gross Income	\$2,119,000	\$1,323,207	\$2,390,870
Gross Income per SqFt	\$13.00	\$14.24	\$15.22
Full Market Value	\$7,970,000	\$5,250,000	\$6,750,000
Market Value per SqFt	\$48.90	\$57.00	\$43.00
Distance from Cooperative in miles		0.05	1.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01169-0024	3-00236-0015	3-01946-0004
Address	20 PLAZA ST EAST	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	105	191	86
Year Built	1940	1928	1905
Gross SqFt	140,595	157,042	113,924
Estimated Gross Income	\$2,020,350	\$2,390,870	\$1,709,714
Gross Income per SqFt	\$14.37	\$15.22	\$15.01
Full Market Value	\$8,010,000	\$6,750,000	\$6,780,000
Market Value per SqFt	\$57.00	\$43.00	\$60.00
Distance from Cooperative in miles		1.85	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01170-0001	3-00236-0015	3-01946-0004
Address	50 PLAZA ST EAST	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	50	191	86
Year Built	1925	1928	1905
Gross SqFt	84,530	157,042	113,924
Estimated Gross Income	\$1,214,696	\$2,390,870	\$1,709,714
Gross Income per SqFt	\$14.37	\$15.22	\$15.01
Full Market Value	\$4,820,000	\$6,750,000	\$6,780,000
Market Value per SqFt	\$57.00	\$43.00	\$60.00
Distance from Cooperative in miles		2.00	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01170-0009	3-01164-0064	3-01946-0004
Address	34 PLAZA ST EAST	215 STERLING PLACE	379 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	119	82	86
Year Built	1956	1937	1905
Gross SqFt	120,000	92,902	113,924
Estimated Gross Income	\$1,724,400	\$1,323,207	\$1,709,714
Gross Income per SqFt	\$14.37	\$14.24	\$15.01
Full Market Value	\$6,840,000	\$5,250,000	\$6,780,000
Market Value per SqFt	\$57.00	\$57.00	\$60.00
Distance from Cooperative in miles		0.15	0.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01170-0029	3-01948-0040	3-01085-0037
Address	296 STERLING PLACE	91 CLIFTON PLACE	94 PROSPECT PARK WEST
Neighborhood	PROSPECT HEIGHTS	CLINTON HILL	PARK SLOPE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	C1-WALK-UP
Total Units	19	22	30
Year Built	1910	1920	1920
Gross SqFt	29,724	22,500	21,195
Estimated Gross Income	\$444,671	\$341,387	\$317,172
Gross Income per SqFt	\$14.96	\$15.17	\$14.96
Full Market Value	\$1,760,000	\$1,390,000	\$1,260,000
Market Value per SqFt	\$59.00	\$62.00	\$59.00
Distance from Cooperative in miles		1.00	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01170-0037	3-01158-0021	3-02715-0007
Address	21 BUTLER PLACE	180 PROSPECT PLACE	536 GRAHAM AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	16	16
Year Built	1915	1931	1920
Gross SqFt	18,000	15,480	12,672
Estimated Gross Income	\$286,020	\$245,990	\$184,604
Gross Income per SqFt	\$15.89	\$15.89	\$14.57
Full Market Value	\$1,160,000	\$1,000,000	\$732,000
Market Value per SqFt	\$64.00	\$65.00	\$58.00
Distance from Cooperative in miles		0.20	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01170-0041	3-01158-0021	3-02715-0007
Address	15 BUTLER PLACE	180 PROSPECT PLACE	536 GRAHAM AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1930	1931	1920
Gross SqFt	17,680	15,480	12,672
Estimated Gross Income	\$280,935	\$245,990	\$184,604
Gross Income per SqFt	\$15.89	\$15.89	\$14.57
Full Market Value	\$1,140,000	\$1,000,000	\$732,000
Market Value per SqFt	\$64.00	\$65.00	\$58.00
Distance from Cooperative in miles		0.20	3.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-0002	3-00265-0006	3-01085-0037
Address	315 ST JOHN'S PLACE	59 LIVINGSTON STREET	94 PROSPECT PARK WEST
Neighborhood	PROSPECT HEIGHTS	BROOKLYN HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	41	43	30
Year Built	1921	1917	1920
Gross SqFt	63,300	63,224	21,195
Estimated Gross Income	\$822,900	\$1,006,882	\$317,172
Gross Income per SqFt	\$13.00	\$15.93	\$14.96
Full Market Value	\$3,090,000	\$4,100,000	\$1,260,000
Market Value per SqFt	\$48.80	\$65.00	\$59.00
Distance from Cooperative in miles		1.75	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-0007	3-01164-0064	3-00236-0015
Address	295 ST JOHN'S PLACE	215 STERLING PLACE	55 PIERREPONT STREET
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	82	191
Year Built	1923	1937	1928
Gross SqFt	86,040	92,902	157,042
Estimated Gross Income	\$1,118,520	\$1,323,207	\$2,390,870
Gross Income per SqFt	\$13.00	\$14.24	\$15.22
Full Market Value	\$4,200,000	\$5,250,000	\$6,750,000
Market Value per SqFt	\$48.80	\$57.00	\$43.00
Distance from Cooperative in miles		0.20	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-0019	3-01164-0064	3-00236-0015
Address	60 PLAZA ST EAST	215 STERLING PLACE	55 PIERREPONT STREET
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	80	82	191
Year Built	1940	1937	1928
Gross SqFt	97,320	92,902	157,042
Estimated Gross Income	\$1,265,160	\$1,323,207	\$2,390,870
Gross Income per SqFt	\$13.00	\$14.24	\$15.22
Full Market Value	\$4,760,000	\$5,250,000	\$6,750,000
Market Value per SqFt	\$48.90	\$57.00	\$43.00
Distance from Cooperative in miles		0.20	2.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-0048	3-01078-0016	3-01380-0014
Address	328 STERLING PLACE	530 2 STREET	1540 STERLING PLACE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	47	34
Year Built	1931	1920	1923
Gross SqFt	23,875	39,261	25,840
Estimated Gross Income	\$310,375	\$558,799	\$339,537
Gross Income per SqFt	\$13.00	\$14.23	\$13.14
Full Market Value	\$1,170,000	\$2,220,000	\$1,040,000
Market Value per SqFt	\$49.00	\$57.00	\$40.20
Distance from Cooperative in miles		0.60	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01172-0001	3-00242-0018	3-00268-0039
Address	35 EASTERN PARKWAY	191 HICKS STREET	54 LIVINGSTON STREET
Neighborhood	PROSPECT HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	70	19	32
Year Built	1961	1920	1900
Gross SqFt	35,160	24,528	21,040
Estimated Gross Income	\$662,414	\$401,914	\$396,484
Gross Income per SqFt	\$18.84	\$16.39	\$18.84
Full Market Value	\$2,690,000	\$1,630,000	\$1,610,000
Market Value per SqFt	\$77.00	\$66.00	\$77.00
Distance from Cooperative in miles		2.05	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01172-0019	3-00817-0001	3-01970-0001
Address	274 ST JOHN'S PLACE	5319 6 AVENUE	51 CLASSON AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1912	1911	1930
Gross SqFt	12,628	10,460	14,796
Estimated Gross Income	\$248,013	\$205,420	\$283,167
Gross Income per SqFt	\$19.64	\$19.64	\$19.14
Full Market Value	\$1,110,000	\$580,000	\$1,270,000
Market Value per SqFt	\$88.00	\$55.00	\$86.00
Distance from Cooperative in miles		3.10	1.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01172-0021	3-00817-0001	3-01970-0001
Address	280 ST JOHN'S PLACE	5319 6 AVENUE	51 CLASSON AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1912	1911	1930
Gross SqFt	12,628	10,460	14,796
Estimated Gross Income	\$248,013	\$205,420	\$283,167
Gross Income per SqFt	\$19.64	\$19.64	\$19.14
Full Market Value	\$1,110,000	\$580,000	\$1,270,000
Market Value per SqFt	\$88.00	\$55.00	\$86.00
Distance from Cooperative in miles		3.10	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0038	3-00817-0001	3-01970-0001
Address	426 STERLING PLACE	5319 6 AVENUE	51 CLASSON AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1910	1911	1930
Gross SqFt	15,000	10,460	14,796
Estimated Gross Income	\$294,600	\$205,420	\$283,167
Gross Income per SqFt	\$19.64	\$19.64	\$19.14
Full Market Value	\$1,320,000	\$580,000	\$1,270,000
Market Value per SqFt	\$88.00	\$55.00	\$86.00
Distance from Cooperative in miles		3.25	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0040	3-00817-0001	3-01970-0001
Address	430 STERLING PLACE	5319 6 AVENUE	51 CLASSON AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1910	1911	1930
Gross SqFt	15,000	10,460	14,796
Estimated Gross Income	\$294,600	\$205,420	\$283,167
Gross Income per SqFt	\$19.64	\$19.64	\$19.14
Full Market Value	\$1,320,000	\$580,000	\$1,270,000
Market Value per SqFt	\$88.00	\$55.00	\$86.00
Distance from Cooperative in miles		3.25	0.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0041	3-00817-0001	3-01970-0001
Address	436 STERLING PLACE	5319 6 AVENUE	51 CLASSON AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	20
Year Built	1911	1911	1930
Gross SqFt	16,984	10,460	14,796
Estimated Gross Income	\$333,565	\$205,420	\$283,167
Gross Income per SqFt	\$19.64	\$19.64	\$19.14
Full Market Value	\$1,490,000	\$580,000	\$1,270,000
Market Value per SqFt	\$88.00	\$55.00	\$86.00
Distance from Cooperative in miles		3.25	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0048	3-01162-0011	3-01162-0010
Address	786 WASHINGTON AVENUE	633 GRAND AVENUE	635 GRAND AVENUE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	11
Year Built	1910	1931	1931
Gross SqFt	8,620	7,280	6,924
Estimated Gross Income	\$167,055	\$141,084	\$134,098
Gross Income per SqFt	\$19.38	\$19.38	\$19.37
Full Market Value	\$747,000	\$631,000	\$599,000
Market Value per SqFt	\$87.00	\$87.00	\$87.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0063	3-00975-0017	3-00312-0038
Address	415 ST JOHN'S PLACE	390 2 STREET	251 KANE STREET
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	12
Year Built	1912	1920	1910
Gross SqFt	15,612	16,752	11,000
Estimated Gross Income	\$263,998	\$326,035	\$177,926
Gross Income per SqFt	\$16.91	\$19.46	\$16.18
Full Market Value	\$1,070,000	\$1,460,000	\$724,000
Market Value per SqFt	\$69.00	\$87.00	\$66.00
Distance from Cooperative in miles		0.90	1.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0080	3-00975-0017	3-00312-0038
Address	365 ST JOHN'S PLACE	390 2 STREET	251 KANE STREET
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	12
Year Built	1909	1920	1910
Gross SqFt	13,385	16,752	11,000
Estimated Gross Income	\$226,340	\$326,035	\$177,926
Gross Income per SqFt	\$16.91	\$19.46	\$16.18
Full Market Value	\$921,000	\$1,460,000	\$724,000
Market Value per SqFt	\$69.00	\$87.00	\$66.00
Distance from Cooperative in miles		0.90	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01175-0021	3-01162-0010	3-01162-0011
Address	572 STERLING PLACE	635 GRAND AVENUE	633 GRAND AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	11
Year Built	1915	1931	1931
Gross SqFt	11,584	6,924	7,280
Estimated Gross Income	\$195,885	\$134,098	\$141,084
Gross Income per SqFt	\$16.91	\$19.37	\$19.38
Full Market Value	\$797,000	\$599,000	\$631,000
Market Value per SqFt	\$69.00	\$87.00	\$87.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01176-0025	3-02715-0007	3-01984-0011
Address	388 ST JOHN'S PLACE	536 GRAHAM AVENUE	51 IRVING PLACE
Neighborhood	PROSPECT HEIGHTS	GREENPOINT	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	14
Year Built	1915	1920	1930
Gross SqFt	9,688	12,672	9,180
Estimated Gross Income	\$141,154	\$184,604	\$153,721
Gross Income per SqFt	\$14.57	\$14.57	\$16.75
Full Market Value	\$399,000	\$732,000	\$625,000
Market Value per SqFt	\$41.20	\$58.00	\$68.00
Distance from Cooperative in miles		3.45	0.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01176-0032	3-01078-0016	3-01361-0043
Address	408 ST JOHN'S PLACE	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	47	48
Year Built	1924	1920	1926
Gross SqFt	41,800	39,261	37,400
Estimated Gross Income	\$594,814	\$558,799	\$565,241
Gross Income per SqFt	\$14.23	\$14.23	\$15.11
Full Market Value	\$2,360,000	\$2,220,000	\$1,740,000
Market Value per SqFt	\$56.00	\$57.00	\$46.50
Distance from Cooperative in miles		0.70	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01176-0036	3-01078-0016	3-01361-0043
Address	418 ST JOHN'S PLACE	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	47	48
Year Built	1924	1920	1926
Gross SqFt	41,600	39,261	37,400
Estimated Gross Income	\$591,968	\$558,799	\$565,241
Gross Income per SqFt	\$14.23	\$14.23	\$15.11
Full Market Value	\$2,350,000	\$2,220,000	\$1,740,000
Market Value per SqFt	\$56.00	\$57.00	\$46.50
Distance from Cooperative in miles		0.70	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01176-0047	3-01089-0001	3-01153-0010
Address	375 LINCOLN PLACE	719 8 AVENUE	93 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	39	32	35
Year Built	1921	1905	1930
Gross SqFt	36,352	31,468	32,835
Estimated Gross Income	\$626,344	\$590,620	\$515,470
Gross Income per SqFt	\$17.23	\$18.77	\$15.70
Full Market Value	\$2,550,000	\$2,400,000	\$2,100,000
Market Value per SqFt	\$70.00	\$76.00	\$64.00
Distance from Cooperative in miles		0.85	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01178-0057	3-02495-0042	3-01281-0009
Address	553 LINCOLN PLACE	1085 MANHATTAN AVENUE	1589 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	GREENPOINT	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16
Year Built	1911	1931	1905
Gross SqFt	18,136	13,250	13,200
Estimated Gross Income	\$238,307	\$217,697	\$205,656
Gross Income per SqFt	\$13.14	\$16.43	\$15.58
Full Market Value	\$896,000	\$668,000	\$836,000
Market Value per SqFt	\$49.40	\$50.00	\$63.00
Distance from Cooperative in miles		4.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01178-0059	3-02495-0042	3-01281-0009
Address	547 LINCOLN PLACE	1085 MANHATTAN AVENUE	1589 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	GREENPOINT	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16
Year Built	1911	1931	1905
Gross SqFt	18,136	13,250	13,200
Estimated Gross Income	\$238,307	\$217,697	\$205,656
Gross Income per SqFt	\$13.14	\$16.43	\$15.58
Full Market Value	\$896,000	\$668,000	\$836,000
Market Value per SqFt	\$49.40	\$50.00	\$63.00
Distance from Cooperative in miles		4.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0017	3-01089-0001	3-01153-0010
Address	77 EASTERN PARKWAY	719 8 AVENUE	93 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	32	35
Year Built	1921	1905	1930
Gross SqFt	30,610	31,468	32,835
Estimated Gross Income	\$527,410	\$590,620	\$515,470
Gross Income per SqFt	\$17.23	\$18.77	\$15.70
Full Market Value	\$2,150,000	\$2,400,000	\$2,100,000
Market Value per SqFt	\$70.00	\$76.00	\$64.00
Distance from Cooperative in miles		0.80	0.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0027	3-01089-0001	3-01153-0010
Address	338 LINCOLN PLACE	719 8 AVENUE	93 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	59	32	35
Year Built	1922	1905	1930
Gross SqFt	32,855	31,468	32,835
Estimated Gross Income	\$566,091	\$590,620	\$515,470
Gross Income per SqFt	\$17.23	\$18.77	\$15.70
Full Market Value	\$2,300,000	\$2,400,000	\$2,100,000
Market Value per SqFt	\$70.00	\$76.00	\$64.00
Distance from Cooperative in miles		0.80	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0047	3-01164-0064	3-01946-0004
Address	135 EASTERN PARKWAY	215 STERLING PLACE	379 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	186	82	86
Year Built	1926	1937	1905
Gross SqFt	220,000	92,902	113,924
Estimated Gross Income	\$3,216,400	\$1,323,207	\$1,709,714
Gross Income per SqFt	\$14.62	\$14.24	\$15.01
Full Market Value	\$12,700,000	\$5,250,000	\$6,780,000
Market Value per SqFt	\$58.00	\$57.00	\$60.00
Distance from Cooperative in miles		0.40	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0061	3-01078-0016	3-01361-0043
Address	125 EASTERN PARKWAY	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	47	48
Year Built	1923	1920	1926
Gross SqFt	50,622	39,261	37,400
Estimated Gross Income	\$720,351	\$558,799	\$565,241
Gross Income per SqFt	\$14.23	\$14.23	\$15.11
Full Market Value	\$2,860,000	\$2,220,000	\$1,740,000
Market Value per SqFt	\$56.00	\$57.00	\$46.50
Distance from Cooperative in miles		0.65	1.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0066	3-01078-0016	3-01361-0043
Address	115 EASTERN PARKWAY	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	47	48
Year Built	1922	1920	1926
Gross SqFt	42,798	39,261	37,400
Estimated Gross Income	\$609,015	\$558,799	\$565,241
Gross Income per SqFt	\$14.23	\$14.23	\$15.11
Full Market Value	\$2,410,000	\$2,220,000	\$1,740,000
Market Value per SqFt	\$56.00	\$57.00	\$46.50
Distance from Cooperative in miles		0.65	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0085	3-01078-0016	3-01361-0043
Address	61 EASTERN PARKWAY	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	47	48
Year Built	1930	1920	1926
Gross SqFt	49,157	39,261	37,400
Estimated Gross Income	\$699,504	\$558,799	\$565,241
Gross Income per SqFt	\$14.23	\$14.23	\$15.11
Full Market Value	\$2,770,000	\$2,220,000	\$1,740,000
Market Value per SqFt	\$56.00	\$57.00	\$46.50
Distance from Cooperative in miles		0.65	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0092	3-01078-0016	3-01361-0043
Address	55 EASTERN PARKWAY	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	47	48
Year Built	1925	1920	1926
Gross SqFt	44,100	39,261	37,400
Estimated Gross Income	\$627,543	\$558,799	\$565,241
Gross Income per SqFt	\$14.23	\$14.23	\$15.11
Full Market Value	\$2,490,000	\$2,220,000	\$1,740,000
Market Value per SqFt	\$56.00	\$57.00	\$46.50
Distance from Cooperative in miles		0.65	1.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0096	3-01946-0004	3-00236-0015
Address	41 EASTERN PARKWAY	379 WASHINGTON AVENUE	55 PIERREPONT STREET
Neighborhood	PROSPECT HEIGHTS	CLINTON HILL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	68	86	191
Year Built	1926	1905	1928
Gross SqFt	125,300	113,924	157,042
Estimated Gross Income	\$1,783,019	\$1,709,714	\$2,390,870
Gross Income per SqFt	\$14.23	\$15.01	\$15.22
Full Market Value	\$7,070,000	\$6,780,000	\$6,750,000
Market Value per SqFt	\$56.00	\$60.00	\$43.00
Distance from Cooperative in miles		1.00	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0103	3-01089-0001	3-01153-0010
Address	400 LINCOLN PLACE	719 8 AVENUE	93 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	46	32	35
Year Built	1924	1905	1930
Gross SqFt	31,080	31,468	32,835
Estimated Gross Income	\$535,508	\$590,620	\$515,470
Gross Income per SqFt	\$17.23	\$18.77	\$15.70
Full Market Value	\$2,180,000	\$2,400,000	\$2,100,000
Market Value per SqFt	\$70.00	\$76.00	\$64.00
Distance from Cooperative in miles		0.80	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0108	3-01078-0016	3-01361-0043
Address	175 EASTERN PARKWAY	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	47	48
Year Built	1922	1920	1926
Gross SqFt	85,000	39,261	37,400
Estimated Gross Income	\$1,209,550	\$558,799	\$565,241
Gross Income per SqFt	\$14.23	\$14.23	\$15.11
Full Market Value	\$4,790,000	\$2,220,000	\$1,740,000
Market Value per SqFt	\$56.00	\$57.00	\$46.50
Distance from Cooperative in miles		0.65	1.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01181-0055	3-01178-0075	3-01085-0037
Address	321 EASTERN PARKWAY	505 LINCOLN PLACE	94 PROSPECT PARK WEST
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	30
Year Built	1920	1920	1920
Gross SqFt	20,240	25,556	21,195
Estimated Gross Income	\$312,910	\$395,141	\$317,172
Gross Income per SqFt	\$15.46	\$15.46	\$14.96
Full Market Value	\$1,270,000	\$1,210,000	\$1,260,000
Market Value per SqFt	\$63.00	\$47.00	\$59.00
Distance from Cooperative in miles		0.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01181-0058	3-01178-0075	3-01085-0037
Address	315 EASTERN PARKWAY	505 LINCOLN PLACE	94 PROSPECT PARK WEST
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	30
Year Built	1920	1920	1920
Gross SqFt	20,240	25,556	21,195
Estimated Gross Income	\$312,910	\$395,141	\$317,172
Gross Income per SqFt	\$15.46	\$15.46	\$14.96
Full Market Value	\$1,270,000	\$1,210,000	\$1,260,000
Market Value per SqFt	\$63.00	\$47.00	\$59.00
Distance from Cooperative in miles		0.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01189-0064	3-01078-0016	3-01361-0043
Address	27 CROWN STREET	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	47	48
Year Built	1926	1920	1926
Gross SqFt	51,000	39,261	37,400
Estimated Gross Income	\$725,730	\$558,799	\$565,241
Gross Income per SqFt	\$14.23	\$14.23	\$15.11
Full Market Value	\$2,050,000	\$2,220,000	\$1,740,000
Market Value per SqFt	\$40.20	\$57.00	\$46.50
Distance from Cooperative in miles		0.90	1.70

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01205-0020	3-01220-0078	3-01226-0055
Address	1152 PACIFIC STREET	705 ST MARK'S AVENUE	767 PROSPECT PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	40
Year Built	1910	1900	1900
Gross SqFt	8,000	17,984	40,144
Estimated Gross Income	\$68,640	\$148,547	\$347,245
Gross Income per SqFt	\$8.58	\$8.26	\$8.65
Full Market Value	\$194,000	\$490,000	\$1,140,000
Market Value per SqFt	\$24.25	\$27.00	\$28.40
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01206-0026	3-01212-0059	3-01206-0066
Address	1228 PACIFIC STREET	1061 BERGEN STREET	1151 DEAN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	1905	1905	1905
Gross SqFt	14,120	12,520	13,716
Estimated Gross Income	\$174,100	\$152,994	\$172,684
Gross Income per SqFt	\$12.33	\$12.22	\$12.59
Full Market Value	\$492,000	\$575,000	\$649,000
Market Value per SqFt	\$34.80	\$46.00	\$47.30
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01207-0028	3-01243-0021	3-01234-0023
Address	1304 PACIFIC STREET	1040 PARK PLACE	846 PROSPECT PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	20
Year Built	1945	1910	1905
Gross SqFt	16,000	25,484	25,680
Estimated Gross Income	\$136,640	\$193,295	\$172,826
Gross Income per SqFt	\$8.54	\$7.58	\$6.73
Full Market Value	\$386,000	\$593,000	\$531,000
Market Value per SqFt	\$24.13	\$23.00	\$20.68
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01207-0072	3-01391-0061	3-01281-0007
Address	1197 DEAN STREET	1159 EASTERN PARKWAY	1593 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1910	1915	1905
Gross SqFt	5,200	15,800	13,200
Estimated Gross Income	\$79,116	\$246,006	\$205,656
Gross Income per SqFt	\$15.21	\$15.57	\$15.58
Full Market Value	\$223,000	\$1,000,000	\$836,000
Market Value per SqFt	\$42.90	\$63.00	\$63.00
Distance from Cooperative in miles		1.10	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01208-0038	3-01223-0076	3-01223-0078
Address	1384 PACIFIC STREET	925 ST MARK'S AVENUE	921 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	20	20
Year Built	1905	1905	1905
Gross SqFt	21,200	19,120	19,120
Estimated Gross Income	\$186,560	\$161,181	\$192,729
Gross Income per SqFt	\$8.80	\$8.43	\$10.08
Full Market Value	\$527,000	\$531,000	\$651,000
Market Value per SqFt	\$24.86	\$28.00	\$34.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01208-0041	3-01223-0076	3-01223-0078
Address	88 BROOKLYN AVENUE	925 ST MARK'S AVENUE	921 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	20
Year Built	1905	1905	1905
Gross SqFt	20,472	19,120	19,120
Estimated Gross Income	\$164,390	\$161,181	\$192,729
Gross Income per SqFt	\$8.03	\$8.43	\$10.08
Full Market Value	\$464,000	\$531,000	\$651,000
Market Value per SqFt	\$22.67	\$28.00	\$34.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01208-0064	3-01212-0059	3-01217-0032
Address	1299 DEAN STREET	1061 BERGEN STREET	988 BERGEN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	18
Year Built	1913	1905	1900
Gross SqFt	22,320	12,520	14,936
Estimated Gross Income	\$272,480	\$152,994	\$184,459
Gross Income per SqFt	\$12.21	\$12.22	\$12.35
Full Market Value	\$770,000	\$575,000	\$693,000
Market Value per SqFt	\$34.50	\$46.00	\$46.40
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01212-0065	3-01268-0027	3-01226-0055
Address	1055 BERGEN STREET	516 EASTERN PARKWAY	767 PROSPECT PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	40
Year Built	1905	1914	1900
Gross SqFt	12,628	18,200	40,144
Estimated Gross Income	\$101,402	\$147,238	\$347,245
Gross Income per SqFt	\$8.03	\$8.09	\$8.65
Full Market Value	\$286,000	\$452,000	\$1,140,000
Market Value per SqFt	\$22.65	\$25.00	\$28.40
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01227-0068	3-01230-0023	3-01230-0021
Address	821 PROSPECT PLACE	950 ST MARK'S AVENUE	946 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1900	1904	1905
Gross SqFt	12,680	11,382	11,382
Estimated Gross Income	\$177,266	\$172,778	\$121,332
Gross Income per SqFt	\$13.98	\$15.18	\$10.66
Full Market Value	\$501,000	\$703,000	\$410,000
Market Value per SqFt	\$39.50	\$62.00	\$36.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01228-0037	3-01228-0060	3-01420-0020
Address	840 ST MARK'S AVENUE	925 PROSPECT PLACE	826 CROWN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	82	47
Year Built	1926	1900	1930
Gross SqFt	66,222	86,804	52,764
Estimated Gross Income	\$505,936	\$657,106	\$580,404
Gross Income per SqFt	\$7.64	\$7.57	\$11.00
Full Market Value	\$1,430,000	\$2,020,000	\$2,050,000
Market Value per SqFt	\$21.59	\$23.00	\$38.90
Distance from Cooperative in miles		0.00	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01230-0025	3-01237-0001	3-01252-0075
Address	952 ST MARK'S AVENUE	205 KINGSTON AVENUE	1504 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	16	17
Year Built	1905	1905	1931
Gross SqFt	32,450	9,784	13,797
Estimated Gross Income	\$357,923	\$104,003	\$172,462
Gross Income per SqFt	\$11.03	\$10.63	\$12.50
Full Market Value	\$1,010,000	\$351,000	\$648,000
Market Value per SqFt	\$31.10	\$36.00	\$47.00
Distance from Cooperative in miles		0.05	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01234-0001	3-01205-0022	3-01228-0060
Address	685 NOSTRAND AVENUE	1154 PACIFIC STREET	925 PROSPECT PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	47	82
Year Built	1905	1926	1900
Gross SqFt	27,070	35,784	86,804
Estimated Gross Income	\$216,560	\$378,952	\$657,106
Gross Income per SqFt	\$8.00	\$10.59	\$7.57
Full Market Value	\$665,000	\$1,280,000	\$2,020,000
Market Value per SqFt	\$24.57	\$36.00	\$23.27
Distance from Cooperative in miles		0.40	0.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01235-0001	3-01250-0060	3-01228-0060
Address	913 PARK PLACE	1025 ST JOHN'S PLACE	925 PROSPECT PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	54	82
Year Built	1942	1910	1900
Gross SqFt	116,310	68,207	86,804
Estimated Gross Income	\$1,260,800	\$406,513	\$657,106
Gross Income per SqFt	\$10.84	\$5.96	\$7.57
Full Market Value	\$4,440,000	\$1,250,000	\$2,020,000
Market Value per SqFt	\$38.20	\$18.00	\$23.27
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01235-0071	3-01280-0019	3-01276-0013
Address	941 PARK PLACE	1026 PRESIDENT STREET	1236 UNION STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	28	16
Year Built	1905	1923	1912
Gross SqFt	10,600	22,132	14,940
Estimated Gross Income	\$91,948	\$320,914	\$237,396
Gross Income per SqFt	\$8.67	\$14.50	\$15.89
Full Market Value	\$260,000	\$1,270,000	\$966,000
Market Value per SqFt	\$24.53	\$57.00	\$65.00
Distance from Cooperative in miles		0.70	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01244-0025	3-01243-0013	3-01233-0056
Address	1125 STERLING PLACE	1014 PARK PLACE	817 PARK PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	18
Year Built	1931	1910	1905
Gross SqFt	17,304	20,000	10,720
Estimated Gross Income	\$138,951	\$121,600	\$87,260
Gross Income per SqFt	\$8.03	\$6.08	\$8.14
Full Market Value	\$392,000	\$373,000	\$268,000
Market Value per SqFt	\$22.65	\$19.00	\$25.00
Distance from Cooperative in miles		0.10	0.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01249-0007	3-01228-0060	3-01267-0010
Address	960 STERLING PLACE	925 PROSPECT PLACE	410 EASTERN PARKWAY
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	82	72
Year Built	1937	1900	1928
Gross SqFt	92,688	86,804	58,200
Estimated Gross Income	\$727,601	\$657,106	\$580,836
Gross Income per SqFt	\$7.85	\$7.57	\$9.98
Full Market Value	\$2,230,000	\$2,020,000	\$1,960,000
Market Value per SqFt	\$24.06	\$23.00	\$33.70
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01252-0080	3-01217-0032	3-01206-0066
Address	1516 BEDFORD AVENUE	988 BERGEN STREET	1151 DEAN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	18	16
Year Built	1931	1900	1905
Gross SqFt	8,932	14,936	13,716
Estimated Gross Income	\$110,132	\$184,459	\$172,684
Gross Income per SqFt	\$12.33	\$12.35	\$12.59
Full Market Value	\$311,000	\$693,000	\$649,000
Market Value per SqFt	\$34.80	\$46.00	\$47.30
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01261-0055	3-01254-0057	3-01207-0021
Address	469 EASTERN PARKWAY	745 LINCOLN PLACE	1296 PACIFIC STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	49	76
Year Built	1915	1910	1928
Gross SqFt	15,384	49,914	45,264
Estimated Gross Income	\$174,609	\$550,052	\$495,188
Gross Income per SqFt	\$11.35	\$11.02	\$10.94
Full Market Value	\$616,000	\$1,940,000	\$1,750,000
Market Value per SqFt	\$40.00	\$39.00	\$38.70
Distance from Cooperative in miles		0.05	0.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01261-0058	3-01254-0057	3-01207-0021
Address	465 EASTERN PARKWAY	745 LINCOLN PLACE	1296 PACIFIC STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	49	76
Year Built	1915	1910	1928
Gross SqFt	20,870	49,914	45,264
Estimated Gross Income	\$223,309	\$550,052	\$495,188
Gross Income per SqFt	\$10.70	\$11.02	\$10.94
Full Market Value	\$631,000	\$1,940,000	\$1,750,000
Market Value per SqFt	\$30.20	\$39.00	\$38.70
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01263-0009	3-01240-0017	3-01261-0051
Address	876 LINCOLN PLACE	778 PARK PLACE	481 EASTERN PARKWAY
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	1905	1906	1920
Gross SqFt	9,000	17,244	15,372
Estimated Gross Income	\$82,710	\$160,196	\$154,796
Gross Income per SqFt	\$9.19	\$9.29	\$10.07
Full Market Value	\$234,000	\$528,000	\$523,000
Market Value per SqFt	\$26.00	\$31.00	\$34.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01264-0046	3-01224-0077	3-01220-0078
Address	773 EASTERN PARKWAY	625 PROSPECT PLACE	705 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	20
Year Built	1905	1905	1900
Gross SqFt	11,500	7,000	17,984
Estimated Gross Income	\$98,670	\$61,250	\$148,547
Gross Income per SqFt	\$8.58	\$8.75	\$8.26
Full Market Value	\$279,000	\$202,000	\$490,000
Market Value per SqFt	\$24.26	\$29.00	\$27.20
Distance from Cooperative in miles		0.70	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01264-0048	3-01378-0063	3-01223-0042
Address	767 EASTERN PARKWAY	1405 ST JOHN'S PLACE	152 ALBANY AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	20	13
Year Built	1905	1915	1910
Gross SqFt	11,500	17,600	11,588
Estimated Gross Income	\$98,670	\$176,000	\$77,755
Gross Income per SqFt	\$8.58	\$10.00	\$6.71
Full Market Value	\$279,000	\$595,000	\$220,000
Market Value per SqFt	\$24.26	\$34.00	\$18.99
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01273-0001	3-01273-0020	3-01273-0023
Address	1001 FRANKLIN AVENUE	1042 UNION STREET	1048 UNION STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	46	20	20
Year Built	1922	1920	1920
Gross SqFt	40,444	18,254	18,254
Estimated Gross Income	\$371,680	\$167,754	\$163,190
Gross Income per SqFt	\$9.19	\$9.19	\$8.94
Full Market Value	\$1,050,000	\$553,000	\$538,000
Market Value per SqFt	\$26.00	\$30.00	\$29.50
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01283-0001	3-01220-0047	3-01221-0001
Address	1238 PRESIDENT STREET	751 ST MARK'S AVENUE	769 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	240	124	180
Year Built	1972	1937	1924
Gross SqFt	221,100	155,586	163,600
Estimated Gross Income	\$2,275,119	\$1,152,892	\$1,977,720
Gross Income per SqFt	\$10.29	\$7.41	\$12.09
Full Market Value	\$6,420,000	\$3,540,000	\$6,970,000
Market Value per SqFt	\$29.00	\$23.00	\$42.60
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01287-0039	3-01243-0017	3-01250-0060
Address	1040 CARROLL STREET	1030 PARK PLACE	1025 ST JOHN'S PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	58	54
Year Built	1927	1910	1910
Gross SqFt	60,939	60,911	68,207
Estimated Gross Income	\$653,875	\$592,664	\$406,513
Gross Income per SqFt	\$10.73	\$9.73	\$5.96
Full Market Value	\$1,850,000	\$2,000,000	\$1,250,000
Market Value per SqFt	\$30.40	\$33.00	\$18.33
Distance from Cooperative in miles		0.85	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01292-0001	3-01375-0069	3-01235-0027
Address	421 CROWN STREET	1633 STERLING PLACE	930 PROSPECT PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	39	70	16
Year Built	1923	1927	1905
Gross SqFt	44,700	67,800	19,500
Estimated Gross Income	\$358,941	\$559,728	\$163,129
Gross Income per SqFt	\$8.03	\$8.26	\$8.37
Full Market Value	\$1,010,000	\$1,840,000	\$538,000
Market Value per SqFt	\$22.60	\$27.00	\$27.60
Distance from Cooperative in miles		1.10	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01296-0064	3-01213-0046	3-01221-0023
Address	345 MONTGOMERY STREET	110 NEW YORK AVENUE	789 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	102	66	133
Year Built	1928	1905	1905
Gross SqFt	105,675	82,008	166,718
Estimated Gross Income	\$686,887	\$450,223	\$1,183,697
Gross Income per SqFt	\$6.50	\$5.49	\$7.10
Full Market Value	\$2,110,000	\$1,380,000	\$3,630,000
Market Value per SqFt	\$19.97	\$17.00	\$21.77
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01325-0001	3-01388-0048	3-01207-0021
Address	446 KINGSTON AVENUE	935 EASTERN PARKWAY	1296 PACIFIC STREET
Neighborhood	FLATBUSH-NORTH	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	17	76
Year Built	1928	2000	1928
Gross SqFt	195,726	34,430	45,264
Estimated Gross Income	\$1,957,260	\$275,440	\$495,188
Gross Income per SqFt	\$10.00	\$8.00	\$10.94
Full Market Value	\$6,610,000	\$778,000	\$1,750,000
Market Value per SqFt	\$33.80	\$23.00	\$38.70
Distance from Cooperative in miles		0.50	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01327-0013	3-01327-0026	3-01327-0054
Address	50 LEFFERTS AVENUE	115 LINCOLN ROAD	145 LINCOLN ROAD
Neighborhood	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	82	71
Year Built	1939	1938	1929
Gross SqFt	92,538	84,260	66,516
Estimated Gross Income	\$825,439	\$701,043	\$603,300
Gross Income per SqFt	\$8.92	\$8.32	\$9.07
Full Market Value	\$2,720,000	\$2,310,000	\$1,990,000
Market Value per SqFt	\$29.40	\$27.00	\$29.90
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01328-0044	3-01273-0020	3-01273-0023
Address	430 ROGERS AVENUE	1042 UNION STREET	1048 UNION STREET
Neighborhood	FLATBUSH-LEFFERTS GARDEN	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1907	1920	1920
Gross SqFt	9,964	18,254	18,254
Estimated Gross Income	\$91,569	\$167,754	\$163,190
Gross Income per SqFt	\$9.19	\$9.19	\$8.94
Full Market Value	\$259,000	\$553,000	\$538,000
Market Value per SqFt	\$26.00	\$30.00	\$29.50
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01354-0006	3-01240-0017	3-01205-0062
Address	125 SCHENECTADY AVENUE	778 PARK PLACE	1067 DEAN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	20	32
Year Built	1910	1906	1910
Gross SqFt	26,250	17,244	30,416
Estimated Gross Income	\$241,237	\$160,196	\$330,317
Gross Income per SqFt	\$9.19	\$9.29	\$10.86
Full Market Value	\$795,000	\$528,000	\$1,010,000
Market Value per SqFt	\$30.30	\$31.00	\$33.20
Distance from Cooperative in miles		1.05	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01361-0081	3-01361-0076	3-01226-0055
Address	1405 PROSPECT PLACE	1417 PROSPECT PLACE	767 PROSPECT PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	40	40
Year Built	1910	1910	1900
Gross SqFt	38,520	42,785	40,144
Estimated Gross Income	\$330,502	\$403,890	\$347,245
Gross Income per SqFt	\$8.58	\$9.44	\$8.65
Full Market Value	\$933,000	\$1,330,000	\$1,140,000
Market Value per SqFt	\$24.22	\$31.00	\$28.40
Distance from Cooperative in miles		0.00	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01368-0001	3-01226-0055	3-01240-0017
Address	1493 PARK PLACE	767 PROSPECT PLACE	778 PARK PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	40	20
Year Built	1910	1900	1906
Gross SqFt	17,493	40,144	17,244
Estimated Gross Income	\$160,761	\$347,245	\$160,196
Gross Income per SqFt	\$9.19	\$8.65	\$9.29
Full Market Value	\$454,000	\$1,140,000	\$528,000
Market Value per SqFt	\$26.00	\$28.00	\$30.60
Distance from Cooperative in miles		1.30	1.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01368-0059	3-01226-0055	3-01240-0017
Address	1551 PARK PLACE	767 PROSPECT PLACE	778 PARK PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	40	20
Year Built	1910	1900	1906
Gross SqFt	22,600	40,144	17,244
Estimated Gross Income	\$207,694	\$347,245	\$160,196
Gross Income per SqFt	\$9.19	\$8.65	\$9.29
Full Market Value	\$587,000	\$1,140,000	\$528,000
Market Value per SqFt	\$26.00	\$28.00	\$30.60
Distance from Cooperative in miles		1.30	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01372-0017	3-01372-0072	3-01205-0062
Address	1346 PARK PLACE	1389 STERLING PLACE	1067 DEAN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	43	32
Year Built	1923	1926	1910
Gross SqFt	20,832	34,835	30,416
Estimated Gross Income	\$212,278	\$332,674	\$330,317
Gross Income per SqFt	\$10.19	\$9.55	\$10.86
Full Market Value	\$600,000	\$1,120,000	\$1,010,000
Market Value per SqFt	\$28.80	\$32.00	\$33.20
Distance from Cooperative in miles		0.00	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01381-0036	3-01409-0037	3-01209-0014
Address	1682 STERLING PLACE	1746 PRESIDENT STREET	1406 PACIFIC STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	42	20
Year Built	1923	1925	1905
Gross SqFt	29,150	34,836	18,080
Estimated Gross Income	\$311,905	\$327,110	\$207,377
Gross Income per SqFt	\$10.70	\$9.39	\$11.47
Full Market Value	\$881,000	\$1,080,000	\$731,000
Market Value per SqFt	\$30.20	\$31.00	\$40.40
Distance from Cooperative in miles		0.45	1.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01387-0052	3-01375-0069	3-01389-0020
Address	578 RALPH AVENUE	1633 STERLING PLACE	1234 LINCOLN PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	70	27
Year Built	1922	1927	1915
Gross SqFt	14,400	67,800	21,600
Estimated Gross Income	\$123,552	\$559,728	\$194,400
Gross Income per SqFt	\$8.58	\$8.26	\$9.00
Full Market Value	\$349,000	\$1,840,000	\$549,000
Market Value per SqFt	\$24.24	\$27.00	\$25.40
Distance from Cooperative in miles		0.10	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01390-0075	3-01390-0077	3-01389-0016
Address	1057 EASTERN PARKWAY	1051 EASTERN PARKWAY	1226 LINCOLN PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	31
Year Built	1914	1914	1923
Gross SqFt	15,800	15,916	28,647
Estimated Gross Income	\$214,564	\$216,139	\$258,657
Gross Income per SqFt	\$13.58	\$13.58	\$9.03
Full Market Value	\$606,000	\$610,000	\$853,000
Market Value per SqFt	\$38.40	\$38.00	\$29.80
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01396-0021	3-01396-0001	3-01376-0059
Address	1076 EASTERN PARKWAY	285 SCHENECTADY AVENUE	1245 ST JOHN'S PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	38	16
Year Built	1920	1922	1913
Gross SqFt	18,600	36,000	14,596
Estimated Gross Income	\$199,020	\$370,800	\$104,900
Gross Income per SqFt	\$10.70	\$10.30	\$7.19
Full Market Value	\$562,000	\$1,250,000	\$322,000
Market Value per SqFt	\$30.20	\$35.00	\$22.06
Distance from Cooperative in miles		0.00	0.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01399-0029	3-01391-0039	3-01409-0037
Address	1346 EASTERN PARKWAY	270 ROCHESTER AVENUE	1746 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	16	42
Year Built	1915	1913	1925
Gross SqFt	17,664	16,732	34,836
Estimated Gross Income	\$151,557	\$114,446	\$327,110
Gross Income per SqFt	\$8.58	\$6.84	\$9.39
Full Market Value	\$428,000	\$351,000	\$1,080,000
Market Value per SqFt	\$24.23	\$21.00	\$31.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01415-0016	3-01205-0022	3-01389-0020
Address	1702 CARROLL STREET	1154 PACIFIC STREET	1234 LINCOLN PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	125	47	27
Year Built	1926	1926	1915
Gross SqFt	105,654	35,784	21,600
Estimated Gross Income	\$1,091,406	\$378,952	\$194,400
Gross Income per SqFt	\$10.33	\$10.59	\$9.00
Full Market Value	\$3,690,000	\$1,280,000	\$549,000
Market Value per SqFt	\$34.90	\$36.00	\$25.40
Distance from Cooperative in miles		1.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01424-0049	3-01423-0001	3-01205-0022
Address	897 EMPIRE BOULEVARD	757 EMPIRE BOULEVARD	1154 PACIFIC STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	43	47
Year Built	1931	1931	1926
Gross SqFt	50,826	39,928	35,784
Estimated Gross Income	\$453,368	\$329,805	\$378,952
Gross Income per SqFt	\$8.92	\$8.26	\$10.59
Full Market Value	\$1,280,000	\$1,090,000	\$1,280,000
Market Value per SqFt	\$25.20	\$27.00	\$35.80
Distance from Cooperative in miles		0.15	1.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01433-0038	3-01375-0069	3-01268-0009
Address	2182 ATLANTIC AVENUE	1633 STERLING PLACE	464 EASTERN PARKWAY
Neighborhood	OCEAN HILL	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	70	16
Year Built	1910	1927	1913
Gross SqFt	17,000	67,800	18,032
Estimated Gross Income	\$135,830	\$559,728	\$141,911
Gross Income per SqFt	\$7.99	\$8.26	\$7.87
Full Market Value	\$384,000	\$1,840,000	\$436,000
Market Value per SqFt	\$22.59	\$27.00	\$24.18
Distance from Cooperative in miles		0.55	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01433-0060	3-01375-0069	3-01392-0013
Address	2153 PACIFIC STREET	1633 STERLING PLACE	1474 LINCOLN PLACE
Neighborhood	OCEAN HILL	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	70	23
Year Built	1910	1927	1914
Gross SqFt	25,180	67,800	18,480
Estimated Gross Income	\$202,195	\$559,728	\$160,696
Gross Income per SqFt	\$8.03	\$8.26	\$8.70
Full Market Value	\$571,000	\$1,840,000	\$530,000
Market Value per SqFt	\$22.68	\$27.00	\$28.70
Distance from Cooperative in miles		0.55	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01442-0066	3-01466-0018	3-01433-0033
Address	2381 DEAN STREET	1686 PARK PLACE	2174 ATLANTIC AVENUE
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	20	12
Year Built	1910	1920	1910
Gross SqFt	17,576	16,900	17,000
Estimated Gross Income	\$124,262	\$114,920	\$130,897
Gross Income per SqFt	\$7.07	\$6.80	\$7.70
Full Market Value	\$351,000	\$325,000	\$402,000
Market Value per SqFt	\$19.97	\$19.00	\$23.65
Distance from Cooperative in miles		0.70	0.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01476-0001	3-01375-0069	3-01268-0009
Address	563 HOWARD AVENUE	1633 STERLING PLACE	464 EASTERN PARKWAY
Neighborhood	OCEAN HILL	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	70	16
Year Built	1910	1927	1913
Gross SqFt	19,200	67,800	18,032
Estimated Gross Income	\$153,408	\$559,728	\$141,911
Gross Income per SqFt	\$7.99	\$8.26	\$7.87
Full Market Value	\$433,000	\$1,840,000	\$436,000
Market Value per SqFt	\$22.55	\$27.00	\$24.18
Distance from Cooperative in miles		0.30	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01499-0020	3-01498-0023	
Address	789 MAC DONOUGH STREET	864 MACON STREET	
Neighborhood	OCEAN HILL	OCEAN HILL	
Building Classification	D4-ELEVATOR	C1-WALK-UP	
Total Units	41	16	
Year Built	1930	1906	
Gross SqFt	44,433	7,860	
Estimated Gross Income	\$377,681	\$159,637	
Gross Income per SqFt	\$8.50	\$20.31	
Full Market Value	\$1,070,000	\$451,000	
Market Value per SqFt	\$24.08	\$57.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01612-0062	3-01614-0058	3-01610-0049
Address	483 VAN BUREN STREET	763 GREENE AVENUE	124 STUYVESANT AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	64	19
Year Built	1931	1931	1924
Gross SqFt	15,304	36,000	20,527
Estimated Gross Income	\$188,698	\$680,760	\$253,098
Gross Income per SqFt	\$12.33	\$18.91	\$12.33
Full Market Value	\$533,000	\$2,770,000	\$951,000
Market Value per SqFt	\$34.80	\$77.00	\$46.30
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01612-0064	3-01614-0058	3-01610-0049
Address	479 VAN BUREN STREET	763 GREENE AVENUE	124 STUYVESANT AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	64	19
Year Built	1931	1931	1924
Gross SqFt	15,072	36,000	20,527
Estimated Gross Income	\$185,838	\$680,760	\$253,098
Gross Income per SqFt	\$12.33	\$18.91	\$12.33
Full Market Value	\$525,000	\$2,770,000	\$951,000
Market Value per SqFt	\$34.80	\$77.00	\$46.30
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01641-0055	3-01647-0084	3-01656-0001
Address	651 MADISON STREET	797 PUTNAM AVENUE	575 HANCOCK STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	23
Year Built	1931	1931	1910
Gross SqFt	28,800	18,550	21,600
Estimated Gross Income	\$355,104	\$215,328	\$408,456
Gross Income per SqFt	\$12.33	\$11.61	\$18.91
Full Market Value	\$1,000,000	\$759,000	\$1,660,000
Market Value per SqFt	\$34.70	\$41.00	\$77.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01654-0001	3-01656-0001	3-01656-0030
Address	490A JEFFERSON AVENUE	575 HANCOCK STREET	680 JEFFERSON AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	23	36
Year Built	1910	1910	1910
Gross SqFt	9,760	21,600	27,792
Estimated Gross Income	\$120,341	\$408,456	\$233,477
Gross Income per SqFt	\$12.33	\$18.91	\$8.40
Full Market Value	\$452,000	\$1,660,000	\$770,000
Market Value per SqFt	\$46.30	\$77.00	\$27.70
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01777-0015	3-01777-0033	3-01777-0045
Address	250 PULASKI STREET	146 MARCUS GARVEY BOULEVA	901 DE KALB AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	66	29	14
Year Built	1975	1931	1931
Gross SqFt	77,740	24,158	6,500
Estimated Gross Income	\$1,616,992	\$258,491	\$70,590
Gross Income per SqFt	\$20.80	\$10.70	\$10.86
Full Market Value	\$4,570,000	\$730,000	\$249,000
Market Value per SqFt	\$59.00	\$30.00	\$38.30
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01797-0005	3-01797-0065	3-01794-0009
Address	1059 BEDFORD AVENUE	259 LEXINGTON AVENUE	340 CLIFTON PLACE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	12	19
Year Built	1931	1931	1931
Gross SqFt	11,520	14,000	17,800
Estimated Gross Income	\$123,264	\$172,620	\$152,724
Gross Income per SqFt	\$10.70	\$12.33	\$8.58
Full Market Value	\$348,000	\$649,000	\$503,000
Market Value per SqFt	\$30.20	\$46.00	\$28.30
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01817-0036	3-01815-0059	3-01815-0061
Address	184 MONROE STREET	373 MONROE STREET	371 MONROE STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	12
Year Built	1931	1913	1913
Gross SqFt	15,000	14,596	12,104
Estimated Gross Income	\$160,500	\$134,137	\$131,449
Gross Income per SqFt	\$10.70	\$9.19	\$10.86
Full Market Value	\$453,000	\$442,000	\$463,000
Market Value per SqFt	\$30.20	\$30.00	\$38.30
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01888-0002	3-01167-0013	3-01176-0001
Address	153 CLINTON AVENUE	452 PARK PLACE	267 LINCOLN PLACE
Neighborhood	CLINTON HILL	CROWN HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	39	32
Year Built	1900	1926	1922
Gross SqFt	28,800	29,560	28,620
Estimated Gross Income	\$460,800	\$456,201	\$460,929
Gross Income per SqFt	\$16.00	\$15.43	\$16.11
Full Market Value	\$1,870,000	\$1,860,000	\$1,870,000
Market Value per SqFt	\$65.00	\$63.00	\$65.00
Distance from Cooperative in miles		1.40	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01888-0004	3-01167-0013	3-01176-0001
Address	149 CLINTON AVENUE	452 PARK PLACE	267 LINCOLN PLACE
Neighborhood	CLINTON HILL	CROWN HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	39	32
Year Built	1900	1926	1922
Gross SqFt	28,800	29,560	28,620
Estimated Gross Income	\$460,800	\$456,201	\$460,929
Gross Income per SqFt	\$16.00	\$15.43	\$16.11
Full Market Value	\$1,870,000	\$1,860,000	\$1,870,000
Market Value per SqFt	\$65.00	\$63.00	\$65.00
Distance from Cooperative in miles		1.40	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01888-0020	3-01066-0014	3-01093-0001
Address	119 CLINTON AVENUE	888 UNION STREET	911 8 AVENUE
Neighborhood	CLINTON HILL	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	1905	1920	1920
Gross SqFt	12,460	12,612	12,160
Estimated Gross Income	\$239,481	\$238,356	\$237,573
Gross Income per SqFt	\$19.22	\$18.90	\$19.54
Full Market Value	\$1,070,000	\$969,000	\$1,060,000
Market Value per SqFt	\$86.00	\$77.00	\$87.00
Distance from Cooperative in miles		1.50	2.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01901-0001	3-01946-0004	3-00236-0015
Address	210 VANDERBILT AVENUE	379 WASHINGTON AVENUE	55 PIERREPONT STREET
Neighborhood	CLINTON HILL	CLINTON HILL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	104	86	191
Year Built	1945	1905	1928
Gross SqFt	128,583	113,924	157,042
Estimated Gross Income	\$1,800,162	\$1,709,714	\$2,390,870
Gross Income per SqFt	\$14.00	\$15.01	\$15.22
Full Market Value	\$7,140,000	\$6,780,000	\$6,750,000
Market Value per SqFt	\$56.00	\$60.00	\$43.00
Distance from Cooperative in miles		0.40	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01902-0001	3-04891-0001	3-01189-0060
Address	185 CLINTON AVENUE	249 EAST 37 STREET	49 CROWN STREET
Neighborhood	CLINTON HILL	FLATBUSH-EAST	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	520	53	321
Year Built	1944	1931	1973
Gross SqFt	651,914	44,928	320,000
Estimated Gross Income	\$7,053,709	\$458,715	\$3,469,058
Gross Income per SqFt	\$10.82	\$10.21	\$10.84
Full Market Value	\$24,900,000	\$1,550,000	\$9,800,000
Market Value per SqFt	\$38.20	\$35.00	\$30.60
Distance from Cooperative in miles		3.20	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01902-0022	3-01925-0001	3-01170-0005
Address	165 CLINTON AVENUE	227 TAAFFE PLACE	36 PLAZA ST EAST
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	61	86	85
Year Built	1954	1935	1926
Gross SqFt	76,200	122,000	75,535
Estimated Gross Income	\$1,089,660	\$1,744,486	\$1,342,129
Gross Income per SqFt	\$14.30	\$14.30	\$17.77
Full Market Value	\$4,320,000	\$6,920,000	\$5,460,000
Market Value per SqFt	\$57.00	\$57.00	\$72.00
Distance from Cooperative in miles		0.45	1.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01905-0001	3-00236-0015	3-01946-0004
Address	185 HALL STREET	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	287	191	86
Year Built	1958	1928	1905
Gross SqFt	272,000	157,042	113,924
Estimated Gross Income	\$3,808,000	\$2,390,870	\$1,709,714
Gross Income per SqFt	\$14.00	\$15.22	\$15.01
Full Market Value	\$15,100,000	\$6,750,000	\$6,780,000
Market Value per SqFt	\$56.00	\$43.00	\$60.00
Distance from Cooperative in miles		1.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01905-0080	3-00236-0015	3-01946-0004
Address	195 WILLOUGHBY AVENUE	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	287	191	86
Year Built	1958	1928	1905
Gross SqFt	272,000	157,042	113,924
Estimated Gross Income	\$3,808,000	\$2,390,870	\$1,709,714
Gross Income per SqFt	\$14.00	\$15.22	\$15.01
Full Market Value	\$15,100,000	\$6,750,000	\$6,780,000
Market Value per SqFt	\$56.00	\$43.00	\$60.00
Distance from Cooperative in miles		1.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01916-0001	3-06114-0006	3-02104-0008
Address	275 CLINTON AVENUE	310 94 STREET	299 ADELPHI STREET
Neighborhood	CLINTON HILL	BAY RIDGE	FORT GREENE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	30	74	71
Year Built	1905	1928	1927
Gross SqFt	59,800	48,000	44,046
Estimated Gross Income	\$956,800	\$771,521	\$693,471
Gross Income per SqFt	\$16.00	\$16.07	\$15.74
Full Market Value	\$3,890,000	\$3,140,000	\$2,820,000
Market Value per SqFt	\$65.00	\$65.00	\$64.00
Distance from Cooperative in miles		6.10	0.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01916-0008	3-00291-0033	3-00385-0029
Address	269 CLINTON AVENUE	155 AMITY STREET	122 BERGEN STREET
Neighborhood	CLINTON HILL	COBBLE HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	14
Year Built	1905	1910	1900
Gross SqFt	8,000	8,000	8,400
Estimated Gross Income	\$159,760	\$175,584	\$151,236
Gross Income per SqFt	\$19.97	\$21.95	\$18.00
Full Market Value	\$714,000	\$785,000	\$615,000
Market Value per SqFt	\$89.00	\$98.00	\$73.00
Distance from Cooperative in miles		1.45	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01918-0013	3-07011-0011	3-01170-0005
Address	279 WASHINGTON AVENUE	2828 WEST 29 STREET	36 PLAZA ST EAST
Neighborhood	CLINTON HILL	CONEY ISLAND	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	65	122	85
Year Built	1905	1972	1926
Gross SqFt	75,240	102,000	75,535
Estimated Gross Income	\$1,203,840	\$1,538,672	\$1,342,129
Gross Income per SqFt	\$16.00	\$15.09	\$17.77
Full Market Value	\$4,900,000	\$4,350,000	\$5,460,000
Market Value per SqFt	\$65.00	\$43.00	\$72.00
Distance from Cooperative in miles		8.00	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01930-0001	3-01946-0004	3-01925-0007
Address	325 CLINTON AVENUE	379 WASHINGTON AVENUE	213 TAAFFE PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	112	86	90
Year Built	1946	1905	1935
Gross SqFt	138,474	113,924	108,000
Estimated Gross Income	\$1,938,636	\$1,709,714	\$1,812,951
Gross Income per SqFt	\$14.00	\$15.01	\$16.79
Full Market Value	\$7,680,000	\$6,780,000	\$7,370,000
Market Value per SqFt	\$55.00	\$60.00	\$68.00
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01933-0001	3-00271-0001	3-06468-0016
Address	21 ST JAMES PLACE	205 STATE STREET	1429 SHORE PARKWAY
Neighborhood	CLINTON HILL	DOWNTOWN-FULTON MALL	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	327	364	263
Year Built	1963	2003	1960
Gross SqFt	370,990	242,752	257,300
Estimated Gross Income	\$4,867,388	\$5,256,339	\$3,305,508
Gross Income per SqFt	\$13.12	\$21.65	\$12.85
Full Market Value	\$13,700,000	\$23,500,000	\$12,400,000
Market Value per SqFt	\$36.90	\$97.00	\$48.20
Distance from Cooperative in miles		1.50	6.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01933-0060	3-00271-0001	3-06468-0016
Address	309 LAFAYETTE AVENUE	205 STATE STREET	1429 SHORE PARKWAY
Neighborhood	CLINTON HILL	DOWNTOWN-FULTON MALL	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	327	364	263
Year Built	1963	2003	1960
Gross SqFt	370,990	242,752	257,300
Estimated Gross Income	\$4,867,388	\$5,256,339	\$3,305,508
Gross Income per SqFt	\$13.12	\$21.65	\$12.85
Full Market Value	\$13,700,000	\$23,500,000	\$12,400,000
Market Value per SqFt	\$36.90	\$97.00	\$48.20
Distance from Cooperative in miles		1.50	6.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01933-0070	3-01170-0005	3-07011-0011
Address	372 DE KALB AVENUE	36 PLAZA ST EAST	2828 WEST 29 STREET
Neighborhood	CLINTON HILL	PROSPECT HEIGHTS	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	78	85	122
Year Built	1930	1926	1972
Gross SqFt	86,905	75,535	102,000
Estimated Gross Income	\$1,427,849	\$1,342,129	\$1,538,672
Gross Income per SqFt	\$16.43	\$17.77	\$15.09
Full Market Value	\$5,810,000	\$5,460,000	\$4,350,000
Market Value per SqFt	\$67.00	\$72.00	\$42.60
Distance from Cooperative in miles		1.00	8.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01933-0100	3-00271-0001	3-06468-0016
Address	333 LAFAYETTE AVENUE	205 STATE STREET	1429 SHORE PARKWAY
Neighborhood	CLINTON HILL	DOWNTOWN-FULTON MALL	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	327	364	263
Year Built	1963	2003	1960
Gross SqFt	370,990	242,752	257,300
Estimated Gross Income	\$6,306,830	\$5,256,339	\$3,305,508
Gross Income per SqFt	\$17.00	\$21.65	\$12.85
Full Market Value	\$17,800,000	\$23,500,000	\$12,400,000
Market Value per SqFt	\$48.00	\$97.00	\$48.20
Distance from Cooperative in miles		1.50	6.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01943-0006	3-06069-0013	3-05279-0043
Address	360 CLINTON AVENUE	8829 FT HAMILTON PARKWAY	829 GREENWOOD AVENUE
Neighborhood	CLINTON HILL	BAY RIDGE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	139	135
Year Built	1928	1927	1982
Gross SqFt	95,960	96,952	104,640
Estimated Gross Income	\$1,631,320	\$1,477,333	\$2,163,800
Gross Income per SqFt	\$17.00	\$15.24	\$20.68
Full Market Value	\$6,630,000	\$5,860,000	\$9,670,000
Market Value per SqFt	\$69.00	\$60.00	\$92.00
Distance from Cooperative in miles		5.60	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01944-0004	3-01812-0042	3-07274-0035
Address	345 CLINTON AVENUE	372 GATES AVENUE	3000 OCEAN PARKWAY
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	424	214	441
Year Built	1946	1923	1964
Gross SqFt	448,000	218,302	470,000
Estimated Gross Income	\$5,331,200	\$2,453,597	\$5,910,919
Gross Income per SqFt	\$11.90	\$11.24	\$12.58
Full Market Value	\$18,800,000	\$7,530,000	\$22,200,000
Market Value per SqFt	\$42.00	\$35.00	\$47.20
Distance from Cooperative in miles		0.80	7.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01948-0014	3-00306-0024	3-01131-0003
Address	342 LAFAYETTE AVENUE	286 CLINTON STREET	41 UNDERHILL AVENUE
Neighborhood	CLINTON HILL	COBBLE HILL	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	12
Year Built	1905	1900	1931
Gross SqFt	7,832	7,000	7,237
Estimated Gross Income	\$141,994	\$121,473	\$136,858
Gross Income per SqFt	\$18.13	\$17.35	\$18.91
Full Market Value	\$401,000	\$494,000	\$557,000
Market Value per SqFt	\$51.00	\$71.00	\$77.00
Distance from Cooperative in miles		1.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01948-0063	3-00177-0012	3-00307-0006
Address	51 CLIFTON PLACE	356 STATE STREET	265 CLINTON STREET
Neighborhood	CLINTON HILL	BOERUM HILL	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	14
Year Built	1905	1920	1931
Gross SqFt	9,520	9,200	9,500
Estimated Gross Income	\$190,400	\$209,269	\$164,792
Gross Income per SqFt	\$20.00	\$22.75	\$17.35
Full Market Value	\$538,000	\$935,000	\$670,000
Market Value per SqFt	\$57.00	\$102.00	\$71.00
Distance from Cooperative in miles		1.30	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01952-0033	3-01909-0011	3-02658-0026
Address	110 CLIFTON PLACE	139 EMERSON PLACE	101 SUTTON STREET
Neighborhood	CLINTON HILL	CLINTON HILL	GREENPOINT
Building Classification	D0-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	34	50	37
Year Built	1922	1946	1931
Gross SqFt	46,433	45,670	57,927
Estimated Gross Income	\$628,703	\$800,018	\$1,036,893
Gross Income per SqFt	\$13.54	\$17.52	\$17.90
Full Market Value	\$2,360,000	\$3,250,000	\$4,220,000
Market Value per SqFt	\$51.00	\$71.00	\$73.00
Distance from Cooperative in miles		0.40	2.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01961-0006	3-01167-0013	3-01089-0001
Address	451 CLINTON AVENUE	452 PARK PLACE	719 8 AVENUE
Neighborhood	CLINTON HILL	CROWN HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	31	39	32
Year Built	1930	1926	1905
Gross SqFt	29,542	29,560	31,468
Estimated Gross Income	\$464,400	\$456,201	\$590,620
Gross Income per SqFt	\$15.72	\$15.43	\$18.77
Full Market Value	\$1,890,000	\$1,860,000	\$2,400,000
Market Value per SqFt	\$64.00	\$63.00	\$76.00
Distance from Cooperative in miles		0.80	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01961-0014	3-02139-0014	3-01178-0075
Address	429 CLINTON AVENUE	190 SOUTH 8 STREET	505 LINCOLN PLACE
Neighborhood	CLINTON HILL	WILLIAMSBURG-SOUTH	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	41	30
Year Built	1930	1917	1920
Gross SqFt	25,701	25,924	25,556
Estimated Gross Income	\$422,781	\$452,373	\$395,141
Gross Income per SqFt	\$16.45	\$17.45	\$15.46
Full Market Value	\$1,720,000	\$1,840,000	\$1,210,000
Market Value per SqFt	\$67.00	\$71.00	\$47.30
Distance from Cooperative in miles		1.65	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01961-0032	3-01178-0083	3-01178-0087
Address	387 CLINTON AVENUE	493 LINCOLN PLACE	487 LINCOLN PLACE
Neighborhood	CLINTON HILL	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	31	31
Year Built	1910	1920	1920
Gross SqFt	26,656	26,640	26,952
Estimated Gross Income	\$453,152	\$468,417	\$468,417
Gross Income per SqFt	\$17.00	\$17.58	\$17.38
Full Market Value	\$1,840,000	\$1,440,000	\$1,440,000
Market Value per SqFt	\$69.00	\$54.00	\$53.00
Distance from Cooperative in miles		1.00	1.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01980-0007	3-00774-0059	3-01077-0001
Address	211 ST JAMES PLACE	441 49 STREET	215 8 AVENUE
Neighborhood	CLINTON HILL	SUNSET PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1930	1914	1920
Gross SqFt	11,200	11,200	11,250
Estimated Gross Income	\$211,120	\$191,832	\$231,365
Gross Income per SqFt	\$18.85	\$17.13	\$20.57
Full Market Value	\$596,000	\$542,000	\$1,030,000
Market Value per SqFt	\$53.00	\$48.00	\$92.00
Distance from Cooperative in miles		3.55	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01980-0045	3-04249-0021	3-04795-0013
Address	110 CAMBRIDGE PLACE	122 DOSCHER STREET	702 EAST NEW YORK AVENUE
Neighborhood	CLINTON HILL	EAST NEW YORK	FLATBUSH-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	39	20
Year Built	1930	1925	1931
Gross SqFt	18,675	18,000	18,560
Estimated Gross Income	\$350,156	\$221,940	\$310,546
Gross Income per SqFt	\$18.75	\$12.33	\$16.73
Full Market Value	\$989,000	\$834,000	\$877,000
Market Value per SqFt	\$53.00	\$46.00	\$47.30
Distance from Cooperative in miles		4.85	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01980-0048	3-04249-0021	3-04795-0013
Address	116 CAMBRIDGE PLACE	122 DOSCHER STREET	702 EAST NEW YORK AVENUE
Neighborhood	CLINTON HILL	EAST NEW YORK	FLATBUSH-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	39	20
Year Built	1930	1925	1931
Gross SqFt	18,675	18,000	18,560
Estimated Gross Income	\$350,156	\$221,940	\$310,546
Gross Income per SqFt	\$18.75	\$12.33	\$16.73
Full Market Value	\$989,000	\$834,000	\$877,000
Market Value per SqFt	\$53.00	\$46.00	\$47.30
Distance from Cooperative in miles		4.85	2.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01986-0007	3-00172-0064	3-01158-0016
Address	272 GATES AVENUE	375 STATE STREET	170 PROSPECT PLACE
Neighborhood	BEDFORD STUYVESANT	DOWNTOWN-FULTON MALL	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	16
Year Built	1930	1905	1931
Gross SqFt	15,837	15,200	16,124
Estimated Gross Income	\$297,418	\$248,858	\$341,570
Gross Income per SqFt	\$18.78	\$16.37	\$21.18
Full Market Value	\$840,000	\$1,010,000	\$1,530,000
Market Value per SqFt	\$53.00	\$66.00	\$95.00
Distance from Cooperative in miles		1.45	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02003-0008	3-01691-0012	3-08723-0410
Address	173 SOUTH ELLIOTT PLACE	88 CHAUNCEY STREET	1511 CORBIN PLACE
Neighborhood	FORT GREENE	BEDFORD STUYVESANT	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	287	132
Year Built	1974	1974	1951
Gross SqFt	324,346	277,200	109,832
Estimated Gross Income	\$4,255,419	\$5,004,529	\$1,689,216
Gross Income per SqFt	\$13.12	\$18.05	\$15.38
Full Market Value	\$12,000,000	\$14,100,000	\$6,870,000
Market Value per SqFt	\$37.00	\$51.00	\$63.00
Distance from Cooperative in miles		2.35	7.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02005-0029	3-02396-0021	3-02433-0018
Address	147 SOUTH OXFORD STREET	289 SOUTH 1 STREET	228 SOUTH 3 STREET
Neighborhood	FORT GREENE	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	21	24	30
Year Built	1930	1909	1920
Gross SqFt	16,780	19,080	19,422
Estimated Gross Income	\$251,700	\$299,746	\$303,760
Gross Income per SqFt	\$15.00	\$15.71	\$15.64
Full Market Value	\$998,000	\$920,000	\$1,240,000
Market Value per SqFt	\$59.00	\$48.00	\$64.00
Distance from Cooperative in miles		2.10	1.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02007-0001	3-01691-0012	3-08723-0410
Address	761 ATLANTIC AVENUE	88 CHAUNCEY STREET	1511 CORBIN PLACE
Neighborhood	FORT GREENE	BEDFORD STUYVESANT	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	300	287	132
Year Built	1974	1974	1951
Gross SqFt	252,500	277,200	109,832
Estimated Gross Income	\$5,252,000	\$5,004,529	\$1,689,216
Gross Income per SqFt	\$20.80	\$18.05	\$15.38
Full Market Value	\$23,500,000	\$14,100,000	\$6,870,000
Market Value per SqFt	\$93.00	\$51.00	\$63.00
Distance from Cooperative in miles		2.15	7.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02007-0014	3-05155-0050	3-06468-0016
Address	475 CARLTON AVENUE	405 WESTMINSTER ROAD	1429 SHORE PARKWAY
Neighborhood	FORT GREENE	FLATBUSH-CENTRAL	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	304	138	263
Year Built	1974	1960	1960
Gross SqFt	476,450	153,424	257,300
Estimated Gross Income	\$6,251,024	\$1,847,730	\$3,305,508
Gross Income per SqFt	\$13.12	\$12.04	\$12.85
Full Market Value	\$17,700,000	\$6,510,000	\$12,400,000
Market Value per SqFt	\$37.10	\$42.00	\$48.20
Distance from Cooperative in miles		3.05	6.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02015-0066	3-00284-0017	3-00747-0048
Address	105 LEFFERTS PLACE	94 ATLANTIC AVENUE	461 46 STREET
Neighborhood	CLINTON HILL	COBBLE HILL	SUNSET PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	32	32	43
Year Built	1930	1900	1912
Gross SqFt	30,000	40,701	37,700
Estimated Gross Income	\$285,900	\$1,316,559	\$712,907
Gross Income per SqFt	\$9.53	\$32.30	\$18.91
Full Market Value	\$807,000	\$6,380,000	\$2,900,000
Market Value per SqFt	\$26.90	\$157.00	\$77.00
Distance from Cooperative in miles		2.05	3.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02015-0070	3-01089-0001	
Address	89 LEFFERTS PLACE	719 8 AVENUE	
Neighborhood	CLINTON HILL	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	32	32	
Year Built	1930	1905	
Gross SqFt	30,000	31,468	
Estimated Gross Income	\$563,100	\$590,620	
Gross Income per SqFt	\$18.77	\$18.77	
Full Market Value	\$1,590,000	\$2,400,000	
Market Value per SqFt	\$53.00	\$76.00	
Distance from Cooperative in miles		1.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02016-0073	3-00306-0024	3-01131-0003
Address	163 LEFFERTS PLACE	286 CLINTON STREET	41 UNDERHILL AVENUE
Neighborhood	BEDFORD STUYVESANT	COBBLE HILL	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	12
Year Built	1930	1900	1931
Gross SqFt	18,400	7,000	7,237
Estimated Gross Income	\$345,000	\$121,473	\$136,858
Gross Income per SqFt	\$18.75	\$17.35	\$18.91
Full Market Value	\$974,000	\$494,000	\$557,000
Market Value per SqFt	\$53.00	\$71.00	\$77.00
Distance from Cooperative in miles		2.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02027-0001	3-01946-0004	3-00236-0015
Address	37 NORTH ELLIOTT PLACE	379 WASHINGTON AVENUE	55 PIERREPONT STREET
Neighborhood	NAVY YARD	CLINTON HILL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	158	86	191
Year Built	1942	1905	1928
Gross SqFt	156,000	113,924	157,042
Estimated Gross Income	\$2,184,000	\$1,709,714	\$2,390,870
Gross Income per SqFt	\$14.00	\$15.01	\$15.22
Full Market Value	\$8,660,000	\$6,780,000	\$6,750,000
Market Value per SqFt	\$56.00	\$60.00	\$43.00
Distance from Cooperative in miles		0.90	0.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02061-0040	3-06518-0059	3-05155-0050
Address	122 ASHLAND PLACE	996 OCEAN PARKWAY	405 WESTMINSTER ROAD
Neighborhood	FORT GREENE	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	183	121	138
Year Built	1958	1964	1960
Gross SqFt	187,667	154,378	153,424
Estimated Gross Income	\$2,182,567	\$1,855,333	\$1,847,730
Gross Income per SqFt	\$11.63	\$12.02	\$12.04
Full Market Value	\$7,690,000	\$6,540,000	\$6,510,000
Market Value per SqFt	\$41.00	\$42.00	\$42.40
Distance from Cooperative in miles		4.70	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02061-0060	3-06518-0059	3-05155-0050
Address	191 WILLOUGHBY STREET	996 OCEAN PARKWAY	405 WESTMINSTER ROAD
Neighborhood	FORT GREENE	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	183	121	138
Year Built	1958	1964	1960
Gross SqFt	187,667	154,378	153,424
Estimated Gross Income	\$2,182,567	\$1,855,333	\$1,847,730
Gross Income per SqFt	\$11.63	\$12.02	\$12.04
Full Market Value	\$7,690,000	\$6,540,000	\$6,510,000
Market Value per SqFt	\$41.00	\$42.00	\$42.40
Distance from Cooperative in miles		4.70	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02061-0080	3-06518-0059	3-05155-0050
Address	175 WILLOUGHBY STREET	996 OCEAN PARKWAY	405 WESTMINSTER ROAD
Neighborhood	FORT GREENE	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	183	121	138
Year Built	1958	1964	1960
Gross SqFt	187,667	154,378	153,424
Estimated Gross Income	\$2,182,567	\$1,855,333	\$1,847,730
Gross Income per SqFt	\$11.63	\$12.02	\$12.04
Full Market Value	\$7,690,000	\$6,540,000	\$6,510,000
Market Value per SqFt	\$41.00	\$42.00	\$42.40
Distance from Cooperative in miles		4.70	3.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02068-0001	3-01812-0042	3-05155-0050
Address	130 ST EDWARD'S STREET	372 GATES AVENUE	405 WESTMINSTER ROAD
Neighborhood	FORT GREENE	BEDFORD STUYVESANT	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	296	214	138
Year Built	1957	1923	1960
Gross SqFt	325,000	218,302	153,424
Estimated Gross Income	\$4,108,000	\$2,453,597	\$1,847,730
Gross Income per SqFt	\$12.64	\$11.24	\$12.04
Full Market Value	\$15,400,000	\$7,530,000	\$6,510,000
Market Value per SqFt	\$47.40	\$35.00	\$42.40
Distance from Cooperative in miles		1.45	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02100-0072	3-00051-0001	3-01798-0040
Address	101 LAFAYETTE AVENUE	65 WASHINGTON STREET	550 GREENE AVENUE
Neighborhood	FORT GREENE	DOWNTOWN-FULTON FERRY	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	202	104	151
Year Built	1931	1914	1984
Gross SqFt	134,500	123,700	128,000
Estimated Gross Income	\$2,262,290	\$2,126,783	\$2,104,487
Gross Income per SqFt	\$16.82	\$17.19	\$16.44
Full Market Value	\$9,200,000	\$8,650,000	\$5,940,000
Market Value per SqFt	\$68.00	\$70.00	\$46.40
Distance from Cooperative in miles		1.25	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02102-0062	3-00197-0055	
Address	147 LAFAYETTE AVENUE	255 BERGEN STREET	
Neighborhood	FORT GREENE	BOERUM HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	21	32	
Year Built	1931	1900	
Gross SqFt	19,200	18,916	
Estimated Gross Income	\$381,120	\$351,211	
Gross Income per SqFt	\$19.85	\$18.57	
Full Market Value	\$1,700,000	\$1,430,000	
Market Value per SqFt	\$89.00	\$76.00	
Distance from Cooperative in miles		0.60	

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02103-0062	3-03044-0029	
Address	159 LAFAYETTE AVENUE	165 MESEROLE STREET	
Neighborhood	FORT GREENE	WILLIAMSBURG-EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	35	39	
Year Built	1920	1930	
Gross SqFt	17,600	17,460	
Estimated Gross Income	\$332,992	\$321,532	
Gross Income per SqFt	\$18.92	\$18.42	
Full Market Value	\$1,350,000	\$1,310,000	
Market Value per SqFt	\$77.00	\$75.00	
Distance from Cooperative in miles		2.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02131-0027	3-01376-0059	3-01238-0060
Address	115 SOUTH 8 STREET	1245 ST JOHN'S PLACE	685 STERLING PLACE
Neighborhood	WILLIAMSBURG-SOUTH	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	20
Year Built	1910	1913	1906
Gross SqFt	8,160	14,596	17,276
Estimated Gross Income	\$98,525	\$104,900	\$208,348
Gross Income per SqFt	\$12.07	\$7.19	\$12.06
Full Market Value	\$278,000	\$322,000	\$734,000
Market Value per SqFt	\$34.10	\$22.00	\$42.50
Distance from Cooperative in miles		3.00	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02131-0035	3-01233-0056	3-01288-0036
Address	97 SOUTH 8 STREET	817 PARK PLACE	1110 CARROLL STREET
Neighborhood	WILLIAMSBURG-SOUTH	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	18	16
Year Built	1910	1905	1925
Gross SqFt	19,940	10,720	14,812
Estimated Gross Income	\$160,118	\$87,260	\$122,199
Gross Income per SqFt	\$8.03	\$8.14	\$8.25
Full Market Value	\$452,000	\$268,000	\$403,000
Market Value per SqFt	\$22.67	\$25.00	\$27.20
Distance from Cooperative in miles		2.60	3.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02146-0027	3-01240-0017	3-01226-0055
Address	95 SOUTH 10 STREET	778 PARK PLACE	767 PROSPECT PLACE
Neighborhood	WILLIAMSBURG-SOUTH	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	20	40
Year Built	1915	1906	1900
Gross SqFt	21,014	17,244	40,144
Estimated Gross Income	\$193,119	\$160,196	\$347,245
Gross Income per SqFt	\$9.19	\$9.29	\$8.65
Full Market Value	\$545,000	\$528,000	\$1,140,000
Market Value per SqFt	\$25.90	\$31.00	\$28.40
Distance from Cooperative in miles		2.55	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02169-0019	3-01233-0056	3-01288-0036
Address	106 DIVISION AVENUE	817 PARK PLACE	1110 CARROLL STREET
Neighborhood	WILLIAMSBURG-CENTRAL	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	18	16
Year Built	1915	1905	1925
Gross SqFt	25,003	10,720	14,812
Estimated Gross Income	\$200,774	\$87,260	\$122,199
Gross Income per SqFt	\$8.03	\$8.14	\$8.25
Full Market Value	\$567,000	\$268,000	\$403,000
Market Value per SqFt	\$22.68	\$25.00	\$27.20
Distance from Cooperative in miles		2.35	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02169-0021	3-01288-0036	3-01233-0056
Address	110 DIVISION AVENUE	1110 CARROLL STREET	817 PARK PLACE
Neighborhood	WILLIAMSBURG-CENTRAL	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	16	18
Year Built	1915	1925	1905
Gross SqFt	22,098	14,812	10,720
Estimated Gross Income	\$177,447	\$122,199	\$87,260
Gross Income per SqFt	\$8.03	\$8.25	\$8.14
Full Market Value	\$501,000	\$403,000	\$268,000
Market Value per SqFt	\$22.67	\$27.00	\$25.00
Distance from Cooperative in miles		2.80	2.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02275-0101	3-02310-0004	3-02412-0033
Address	48 WHIPPLE STREET	84 NORTH 9 STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	28	42	24
Year Built	1959	1910	1919
Gross SqFt	31,093	48,980	19,104
Estimated Gross Income	\$873,553	\$1,195,601	\$336,803
Gross Income per SqFt	\$28.10	\$24.41	\$17.63
Full Market Value	\$4,230,000	\$5,340,000	\$1,030,000
Market Value per SqFt	\$136.00	\$109.00	\$54.00
Distance from Cooperative in miles		1.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02309-0031	3-02310-0004	3-02338-0012
Address	65 NORTH 8 STREET	84 NORTH 9 STREET	250 NORTH 6 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	42	20
Year Built	1910	1910	1910
Gross SqFt	11,000	48,980	16,095
Estimated Gross Income	\$202,950	\$1,195,601	\$255,749
Gross Income per SqFt	\$18.45	\$24.41	\$15.89
Full Market Value	\$573,000	\$5,340,000	\$1,040,000
Market Value per SqFt	\$52.00	\$109.00	\$65.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02338-0023	3-02407-0017	3-02409-0009
Address	64 HAVEMEYER STREET	208 SOUTH 1 STREET	262 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	19	24
Year Built	1889	1907	1915
Gross SqFt	29,250	14,166	15,836
Estimated Gross Income	\$539,663	\$267,170	\$290,907
Gross Income per SqFt	\$18.45	\$18.86	\$18.37
Full Market Value	\$1,520,000	\$755,000	\$893,000
Market Value per SqFt	\$52.00	\$53.00	\$56.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02398-0015	3-02182-0023	3-02394-0020
Address	407 KEAP STREET	160 WILSON STREET	258 GRAND STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	25	23
Year Built	1910	1915	1910
Gross SqFt	18,318	19,350	25,839
Estimated Gross Income	\$140,715	\$141,642	\$210,329
Gross Income per SqFt	\$7.68	\$7.32	\$8.14
Full Market Value	\$397,000	\$435,000	\$646,000
Market Value per SqFt	\$21.67	\$22.00	\$25.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02404-0016	3-02420-0043	3-02449-0001
Address	78 SOUTH 1 STREET	209 SOUTH 3 STREET	322 RODNEY STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	20	42
Year Built	1911	1910	1915
Gross SqFt	18,000	23,700	27,090
Estimated Gross Income	\$221,940	\$281,319	\$404,724
Gross Income per SqFt	\$12.33	\$11.87	\$14.94
Full Market Value	\$834,000	\$794,000	\$1,600,000
Market Value per SqFt	\$46.30	\$34.00	\$59.00
Distance from Cooperative in miles		0.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02406-0026	3-02417-0039	3-02437-0028
Address	728 DRIGGS AVENUE	103 SOUTH 3 STREET	355 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	36	16
Year Built	1911	1915	1927
Gross SqFt	26,190	31,200	12,000
Estimated Gross Income	\$201,139	\$296,728	\$102,987
Gross Income per SqFt	\$7.68	\$9.51	\$8.58
Full Market Value	\$568,000	\$838,000	\$339,000
Market Value per SqFt	\$21.69	\$27.00	\$28.30
Distance from Cooperative in miles		0.10	0.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02408-0041	3-02436-0013	3-02437-0028
Address	227 SOUTH 2 STREET	314 SOUTH 3 STREET	355 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	35	16
Year Built	1905	1916	1927
Gross SqFt	20,000	29,520	12,000
Estimated Gross Income	\$171,600	\$251,510	\$102,987
Gross Income per SqFt	\$8.58	\$8.52	\$8.58
Full Market Value	\$485,000	\$829,000	\$339,000
Market Value per SqFt	\$24.25	\$28.00	\$28.30
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02409-0032	3-02394-0020	3-02441-0038
Address	263 SOUTH 2 STREET	258 GRAND STREET	45 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	23	11
Year Built	1930	1910	1910
Gross SqFt	7,500	25,839	12,975
Estimated Gross Income	\$67,225	\$210,329	\$290,649
Gross Income per SqFt	\$8.96	\$8.14	\$22.40
Full Market Value	\$190,000	\$646,000	\$1,300,000
Market Value per SqFt	\$25.30	\$25.00	\$100.00
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02412-0002	3-02318-0029	3-02438-0036
Address	384 KEAP STREET	109 NORTH 7 STREET	373 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	11	30
Year Built	1910	1910	1925
Gross SqFt	20,663	6,000	24,000
Estimated Gross Income	\$221,094	\$76,386	\$276,000
Gross Income per SqFt	\$10.70	\$12.73	\$11.50
Full Market Value	\$624,000	\$878,000	\$973,000
Market Value per SqFt	\$30.20	\$146.00	\$40.50
Distance from Cooperative in miles		0.70	0.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02412-0004	3-02318-0029	3-02420-0043
Address	176 BORINQUEN PLACE	109 NORTH 7 STREET	209 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	11	20
Year Built	1915	1910	1910
Gross SqFt	19,422	6,000	23,700
Estimated Gross Income	\$207,815	\$76,386	\$281,319
Gross Income per SqFt	\$10.70	\$12.73	\$11.87
Full Market Value	\$587,000	\$878,000	\$794,000
Market Value per SqFt	\$30.20	\$146.00	\$33.50
Distance from Cooperative in miles		0.70	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02417-0034	3-02441-0038	3-02431-0038
Address	111 SOUTH 3 STREET	45 SOUTH 5 STREET	147 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	11	35
Year Built	1915	1910	1916
Gross SqFt	31,940	12,975	24,600
Estimated Gross Income	\$293,529	\$290,649	\$256,824
Gross Income per SqFt	\$9.19	\$22.40	\$10.44
Full Market Value	\$829,000	\$1,300,000	\$868,000
Market Value per SqFt	\$26.00	\$100.00	\$35.30
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02418-0005	3-02434-0008	3-02424-0035
Address	325 BEDFORD AVENUE	244 SOUTH 3 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	21	29
Year Built	1920	1915	1915
Gross SqFt	25,056	18,360	23,467
Estimated Gross Income	\$201,428	\$252,817	\$426,630
Gross Income per SqFt	\$8.04	\$13.77	\$18.18
Full Market Value	\$569,000	\$776,000	\$1,310,000
Market Value per SqFt	\$22.71	\$42.00	\$56.00
Distance from Cooperative in miles		0.25	0.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02420-0015	3-02417-0039	3-02441-0038
Address	242 SOUTH 2 STREET	103 SOUTH 3 STREET	45 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	36	11
Year Built	1914	1915	1910
Gross SqFt	24,850	31,200	12,975
Estimated Gross Income	\$198,054	\$296,728	\$290,649
Gross Income per SqFt	\$7.97	\$9.51	\$22.40
Full Market Value	\$559,000	\$838,000	\$1,300,000
Market Value per SqFt	\$22.49	\$27.00	\$100.00
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02420-0035	3-02441-0038	
Address	227 SOUTH 3 STREET	45 SOUTH 5 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	24	11	
Year Built	1907	1910	
Gross SqFt	19,358	12,975	
Estimated Gross Income	\$166,092	\$290,649	
Gross Income per SqFt	\$8.58	\$22.40	
Full Market Value	\$469,000	\$1,300,000	
Market Value per SqFt	\$24.23	\$100.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02421-0012	3-02421-0014	3-02441-0038
Address	274 SOUTH 2 STREET	278 SOUTH 2 STREET	45 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	22	11
Year Built	1910	1910	1910
Gross SqFt	32,100	21,750	12,975
Estimated Gross Income	\$294,999	\$199,882	\$290,649
Gross Income per SqFt	\$9.19	\$9.19	\$22.40
Full Market Value	\$833,000	\$659,000	\$1,300,000
Market Value per SqFt	\$26.00	\$30.00	\$100.00
Distance from Cooperative in miles		0.00	0.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02421-0038	3-02421-0014	3-02421-0016
Address	241 SOUTH 3 STREET	278 SOUTH 2 STREET	282 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	22	20
Year Built	1909	1910	1910
Gross SqFt	21,050	21,750	21,750
Estimated Gross Income	\$193,450	\$199,882	\$200,100
Gross Income per SqFt	\$9.19	\$9.19	\$9.20
Full Market Value	\$546,000	\$659,000	\$660,000
Market Value per SqFt	\$25.90	\$30.00	\$30.30
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02421-0040	3-02421-0014	3-02421-0016
Address	239 SOUTH 3 STREET	278 SOUTH 2 STREET	282 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	22	20
Year Built	1907	1910	1910
Gross SqFt	18,720	21,750	21,750
Estimated Gross Income	\$172,037	\$199,882	\$200,100
Gross Income per SqFt	\$9.19	\$9.19	\$9.20
Full Market Value	\$486,000	\$659,000	\$660,000
Market Value per SqFt	\$26.00	\$30.00	\$30.30
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02424-0018	3-02424-0003	3-02424-0009
Address	374 SOUTH 2 STREET	376 KEAP STREET	358 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	41	41	27
Year Built	1924	1923	1920
Gross SqFt	31,686	28,400	19,000
Estimated Gross Income	\$271,866	\$545,564	\$400,140
Gross Income per SqFt	\$8.58	\$19.21	\$21.06
Full Market Value	\$768,000	\$2,440,000	\$1,320,000
Market Value per SqFt	\$24.24	\$86.00	\$69.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02430-0019	3-02394-0020	3-02152-0028
Address	344 BEDFORD AVENUE	258 GRAND STREET	285 DIVISION AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	29	23	36
Year Built	1910	1910	1910
Gross SqFt	20,093	25,839	21,725
Estimated Gross Income	\$184,655	\$210,329	\$204,649
Gross Income per SqFt	\$9.19	\$8.14	\$9.42
Full Market Value	\$522,000	\$646,000	\$675,000
Market Value per SqFt	\$26.00	\$25.00	\$31.10
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02431-0003	3-02394-0020	3-02437-0028
Address	343 BEDFORD AVENUE	258 GRAND STREET	355 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	23	16
Year Built	1907	1910	1927
Gross SqFt	21,291	25,839	12,000
Estimated Gross Income	\$170,967	\$210,329	\$102,987
Gross Income per SqFt	\$8.03	\$8.14	\$8.58
Full Market Value	\$483,000	\$646,000	\$339,000
Market Value per SqFt	\$22.69	\$25.00	\$28.30
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02431-0005	3-02394-0020	3-02437-0028
Address	341 BEDFORD AVENUE	258 GRAND STREET	355 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	23	16
Year Built	1913	1910	1927
Gross SqFt	25,793	25,839	12,000
Estimated Gross Income	\$210,629	\$210,329	\$102,987
Gross Income per SqFt	\$8.17	\$8.14	\$8.58
Full Market Value	\$595,000	\$646,000	\$339,000
Market Value per SqFt	\$23.07	\$25.00	\$28.30
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02431-0015	3-02394-0020	3-02437-0028
Address	154 SOUTH 3 STREET	258 GRAND STREET	355 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	23	16
Year Built	1915	1910	1927
Gross SqFt	24,600	25,839	12,000
Estimated Gross Income	\$197,538	\$210,329	\$102,987
Gross Income per SqFt	\$8.03	\$8.14	\$8.58
Full Market Value	\$558,000	\$646,000	\$339,000
Market Value per SqFt	\$22.68	\$25.00	\$28.30
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02431-0036	3-02394-0020	3-02437-0028
Address	151 SOUTH 4 STREET	258 GRAND STREET	355 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	23	16
Year Built	1906	1910	1927
Gross SqFt	20,500	25,839	12,000
Estimated Gross Income	\$164,615	\$210,329	\$102,987
Gross Income per SqFt	\$8.03	\$8.14	\$8.58
Full Market Value	\$465,000	\$646,000	\$339,000
Market Value per SqFt	\$22.68	\$25.00	\$28.30
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02432-0027	3-02432-0012	3-02318-0029
Address	195 SOUTH 4 STREET	188 SOUTH 3 STREET	109 NORTH 7 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	41	11
Year Built	1920	1924	1910
Gross SqFt	23,355	29,838	6,000
Estimated Gross Income	\$249,898	\$306,436	\$76,386
Gross Income per SqFt	\$10.70	\$10.27	\$12.73
Full Market Value	\$706,000	\$1,040,000	\$878,000
Market Value per SqFt	\$30.20	\$35.00	\$146.00
Distance from Cooperative in miles		0.00	0.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02432-0030	3-02437-0028	3-03359-0048
Address	185 SOUTH 4 STREET	355 SOUTH 4 STREET	1113 MADISON STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	42	16	20
Year Built	2005	1927	1994
Gross SqFt	71,392	12,000	18,000
Estimated Gross Income	\$1,820,496	\$102,987	\$143,640
Gross Income per SqFt	\$25.50	\$8.58	\$7.98
Full Market Value	\$3,726,000	\$339,000	\$441,000
Market Value per SqFt	\$52.00	\$28.00	\$24.50
Distance from Cooperative in miles		0.40	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02436-0008	3-02436-0004	3-02436-0006
Address	304 SOUTH 3 STREET	344 RODNEY STREET	300 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	27	24
Year Built	1915	1915	1913
Gross SqFt	20,172	20,520	19,680
Estimated Gross Income	\$185,381	\$188,579	\$192,470
Gross Income per SqFt	\$9.19	\$9.19	\$9.78
Full Market Value	\$524,000	\$622,000	\$650,000
Market Value per SqFt	\$26.00	\$30.00	\$33.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02437-0007	3-02431-0038	3-02438-0036
Address	330 SOUTH 3 STREET	147 SOUTH 4 STREET	373 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	35	30
Year Built	1912	1916	1925
Gross SqFt	19,680	24,600	24,000
Estimated Gross Income	\$210,576	\$256,824	\$276,000
Gross Income per SqFt	\$10.70	\$10.44	\$11.50
Full Market Value	\$595,000	\$868,000	\$973,000
Market Value per SqFt	\$30.20	\$35.00	\$40.50
Distance from Cooperative in miles		0.45	0.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02447-0010	3-02437-0028	3-02441-0038
Address	256 SOUTH 4 STREET	355 SOUTH 4 STREET	45 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	16	11
Year Built	1915	1927	1910
Gross SqFt	26,720	12,000	12,975
Estimated Gross Income	\$235,937	\$102,987	\$290,649
Gross Income per SqFt	\$8.83	\$8.58	\$22.40
Full Market Value	\$778,000	\$339,000	\$1,300,000
Market Value per SqFt	\$29.10	\$28.00	\$100.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02450-0015	3-02449-0001	3-02463-0015
Address	350 SOUTH 4 STREET	322 RODNEY STREET	374 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	42	41
Year Built	1925	1915	1914
Gross SqFt	26,250	27,090	20,160
Estimated Gross Income	\$323,663	\$404,724	\$269,942
Gross Income per SqFt	\$12.33	\$14.94	\$13.39
Full Market Value	\$1,220,000	\$1,600,000	\$1,010,000
Market Value per SqFt	\$46.50	\$59.00	\$50.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02464-0002	3-01226-0055	3-02441-0038
Address	392 SOUTH 5 STREET	767 PROSPECT PLACE	45 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	CROWN HEIGHTS	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	40	11
Year Built	1920	1900	1910
Gross SqFt	21,750	40,144	12,975
Estimated Gross Income	\$199,883	\$347,245	\$290,649
Gross Income per SqFt	\$9.19	\$8.65	\$22.40
Full Market Value	\$565,000	\$1,140,000	\$1,300,000
Market Value per SqFt	\$26.00	\$28.00	\$100.00
Distance from Cooperative in miles		2.25	0.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02569-0035	3-03331-0036	3-03178-0023
Address	140 NOBLE STREET	1041 BUSHWICK AVENUE	467 TROUTMAN STREET
Neighborhood	GREENPOINT	BUSHWICK	WYCKOFF HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	60	47	46
Year Built	1949	1924	1931
Gross SqFt	42,900	52,630	57,125
Estimated Gross Income	\$434,577	\$531,036	\$550,685
Gross Income per SqFt	\$10.13	\$10.09	\$9.64
Full Market Value	\$1,470,000	\$1,500,000	\$1,860,000
Market Value per SqFt	\$34.30	\$29.00	\$32.60
Distance from Cooperative in miles		3.15	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02688-0034	3-03201-0040	3-02684-0023
Address	217 KINGSLAND AVENUE	1385 WILLOUGHBY AVENUE	31 DIAMOND STREET
Neighborhood	GREENPOINT	WYCKOFF HEIGHTS	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	14	18	14
Year Built	1930	1931	1930
Gross SqFt	10,380	15,498	12,000
Estimated Gross Income	\$83,351	\$122,744	\$102,600
Gross Income per SqFt	\$8.03	\$7.92	\$8.55
Full Market Value	\$235,000	\$377,000	\$338,000
Market Value per SqFt	\$22.64	\$24.00	\$28.20
Distance from Cooperative in miles		1.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02715-0005	3-02715-0007	3-02558-0064
Address	532 GRAHAM AVENUE	536 GRAHAM AVENUE	109 GREENPOINT AVENUE
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1920	1930
Gross SqFt	12,848	12,672	13,000
Estimated Gross Income	\$234,861	\$184,604	\$285,818
Gross Income per SqFt	\$18.28	\$14.57	\$21.99
Full Market Value	\$663,000	\$732,000	\$1,280,000
Market Value per SqFt	\$52.00	\$58.00	\$98.00
Distance from Cooperative in miles		0.00	0.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02732-0008	3-02715-0007	3-02558-0064
Address	72 RICHARDSON STREET	536 GRAHAM AVENUE	109 GREENPOINT AVENUE
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1928	1920	1930
Gross SqFt	15,225	12,672	13,000
Estimated Gross Income	\$278,313	\$184,604	\$285,818
Gross Income per SqFt	\$18.28	\$14.57	\$21.99
Full Market Value	\$786,000	\$732,000	\$1,280,000
Market Value per SqFt	\$52.00	\$58.00	\$98.00
Distance from Cooperative in miles		0.25	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02732-0009	3-02715-0007	3-02558-0064
Address	74 RICHARDSON STREET	536 GRAHAM AVENUE	109 GREENPOINT AVENUE
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1928	1920	1930
Gross SqFt	15,225	12,672	13,000
Estimated Gross Income	\$278,313	\$184,604	\$285,818
Gross Income per SqFt	\$18.28	\$14.57	\$21.99
Full Market Value	\$786,000	\$732,000	\$1,280,000
Market Value per SqFt	\$52.00	\$58.00	\$98.00
Distance from Cooperative in miles		0.25	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02732-0010	3-02715-0007	3-02558-0064
Address	76 RICHARDSON STREET	536 GRAHAM AVENUE	109 GREENPOINT AVENUE
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1928	1920	1930
Gross SqFt	15,225	12,672	13,000
Estimated Gross Income	\$278,313	\$184,604	\$285,818
Gross Income per SqFt	\$18.28	\$14.57	\$21.99
Full Market Value	\$786,000	\$732,000	\$1,280,000
Market Value per SqFt	\$52.00	\$58.00	\$98.00
Distance from Cooperative in miles		0.25	0.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02787-0017	3-02488-0001	3-02420-0022
Address	648 GRAND STREET	1092 MANHATTAN AVENUE	160 HAVEMEYER STREET
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	37	26	43
Year Built	1920	1931	1908
Gross SqFt	24,300	19,500	26,756
Estimated Gross Income	\$416,745	\$343,005	\$445,487
Gross Income per SqFt	\$17.15	\$17.59	\$16.65
Full Market Value	\$1,180,000	\$1,400,000	\$1,810,000
Market Value per SqFt	\$48.60	\$72.00	\$68.00
Distance from Cooperative in miles		1.80	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02787-0019	3-02488-0001	3-02420-0022
Address	654 GRAND STREET	1092 MANHATTAN AVENUE	160 HAVEMEYER STREET
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	37	26	43
Year Built	1920	1931	1908
Gross SqFt	24,300	19,500	26,756
Estimated Gross Income	\$416,016	\$343,005	\$445,487
Gross Income per SqFt	\$17.12	\$17.59	\$16.65
Full Market Value	\$1,170,000	\$1,400,000	\$1,810,000
Market Value per SqFt	\$48.10	\$72.00	\$68.00
Distance from Cooperative in miles		1.80	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02791-0012	3-02715-0007	3-02558-0064
Address	16 MAUJER STREET	536 GRAHAM AVENUE	109 GREENPOINT AVENUE
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1920	1930
Gross SqFt	12,994	12,672	13,000
Estimated Gross Income	\$237,530	\$184,604	\$285,818
Gross Income per SqFt	\$18.28	\$14.57	\$21.99
Full Market Value	\$671,000	\$732,000	\$1,280,000
Market Value per SqFt	\$52.00	\$58.00	\$98.00
Distance from Cooperative in miles		0.80	1.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03045-0017	3-02647-0031	3-00714-0044
Address	218 SCHOLLES STREET	97 NASSAU AVENUE	4018 5 AVENUE
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	SUNSET PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	17	18	32
Year Built	1920	1928	1906
Gross SqFt	16,875	11,000	25,600
Estimated Gross Income	\$241,125	\$172,920	\$398,000
Gross Income per SqFt	\$14.29	\$15.72	\$15.55
Full Market Value	\$681,000	\$703,000	\$1,620,000
Market Value per SqFt	\$40.40	\$64.00	\$63.00
Distance from Cooperative in miles		1.25	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03058-0001	3-04967-0040	3-04964-0040
Address	30 MONTROSE AVENUE	3505 FOSTER AVENUE	1368 NEW YORK AVENUE
Neighborhood	WILLIAMSBURG-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	774	504	504
Year Built	1963	1950	1950
Gross SqFt	894,000	388,800	388,800
Estimated Gross Income	\$10,155,840	\$4,415,904	\$4,331,585
Gross Income per SqFt	\$11.36	\$11.36	\$11.14
Full Market Value	\$28,700,000	\$15,600,000	\$15,300,000
Market Value per SqFt	\$32.10	\$40.00	\$39.40
Distance from Cooperative in miles		4.60	4.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03060-0075	3-04967-0040	3-04964-0040
Address	91 BOERUM STREET	3505 FOSTER AVENUE	1368 NEW YORK AVENUE
Neighborhood	WILLIAMSBURG-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	387	504	504
Year Built	1964	1950	1950
Gross SqFt	447,000	388,800	388,800
Estimated Gross Income	\$5,077,920	\$4,415,904	\$4,331,585
Gross Income per SqFt	\$11.36	\$11.36	\$11.14
Full Market Value	\$14,300,000	\$15,600,000	\$15,300,000
Market Value per SqFt	\$32.00	\$40.00	\$39.40
Distance from Cooperative in miles		4.60	4.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03077-0001	3-04967-0040	3-04964-0040
Address	54 BOERUM STREET	3505 FOSTER AVENUE	1368 NEW YORK AVENUE
Neighborhood	WILLIAMSBURG-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	772	504	504
Year Built	1965	1950	1950
Gross SqFt	751,412	388,800	388,800
Estimated Gross Income	\$8,536,040	\$4,415,904	\$4,331,585
Gross Income per SqFt	\$11.36	\$11.36	\$11.14
Full Market Value	\$24,100,000	\$15,600,000	\$15,300,000
Market Value per SqFt	\$32.10	\$40.00	\$39.40
Distance from Cooperative in miles		4.50	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03078-0001	3-04967-0040	3-04964-0040
Address	29 LEONARD STREET	3505 FOSTER AVENUE	1368 NEW YORK AVENUE
Neighborhood	WILLIAMSBURG-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	774	504	504
Year Built	1973	1950	1950
Gross SqFt	758,750	388,800	388,800
Estimated Gross Income	\$8,619,400	\$4,415,904	\$4,331,585
Gross Income per SqFt	\$11.36	\$11.36	\$11.14
Full Market Value	\$24,300,000	\$15,600,000	\$15,300,000
Market Value per SqFt	\$32.00	\$40.00	\$39.40
Distance from Cooperative in miles		4.50	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03097-0011	3-00216-0014	3-00236-0101
Address	108 SEIGEL STREET	58 MIDDAGH STREET	50 CLARK STREET
Neighborhood	WILLIAMSBURG-EAST	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	22	16	14
Year Built	1958	1900	1928
Gross SqFt	13,000	8,456	7,250
Estimated Gross Income	\$260,000	\$177,420	\$145,402
Gross Income per SqFt	\$20.00	\$20.98	\$20.06
Full Market Value	\$734,000	\$793,000	\$650,000
Market Value per SqFt	\$56.00	\$94.00	\$90.00
Distance from Cooperative in miles		2.70	2.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03139-0012	3-03359-0048	3-02394-0020
Address	890 FLUSHING AVENUE	1113 MADISON STREET	258 GRAND STREET
Neighborhood	BUSHWICK	BUSHWICK	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	20	23
Year Built	1931	1994	1910
Gross SqFt	16,000	18,000	25,839
Estimated Gross Income	\$128,480	\$143,640	\$210,329
Gross Income per SqFt	\$8.03	\$7.98	\$8.14
Full Market Value	\$363,000	\$441,000	\$646,000
Market Value per SqFt	\$22.69	\$25.00	\$25.00
Distance from Cooperative in miles		1.20	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03243-0052	3-03235-0040	3-03359-0048
Address	87 STOCKHOLM STREET	1441 DE KALB AVENUE	1113 MADISON STREET
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	20
Year Built	1931	1931	1994
Gross SqFt	14,800	16,133	18,000
Estimated Gross Income	\$118,844	\$140,195	\$143,640
Gross Income per SqFt	\$8.03	\$8.69	\$7.98
Full Market Value	\$336,000	\$430,000	\$441,000
Market Value per SqFt	\$22.70	\$27.00	\$24.50
Distance from Cooperative in miles		0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03304-0002	3-03395-0014	3-03330-0032
Address	12 BLEECKER STREET	1060 HANCOCK STREET	1103 GATES AVENUE
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	27	83
Year Built	1931	1916	1928
Gross SqFt	10,956	24,030	56,940
Estimated Gross Income	\$117,229	\$249,671	\$633,742
Gross Income per SqFt	\$10.70	\$10.39	\$11.13
Full Market Value	\$331,000	\$844,000	\$2,230,000
Market Value per SqFt	\$30.20	\$35.00	\$39.20
Distance from Cooperative in miles		0.55	0.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03322-0026	3-03201-0040	3-03395-0006
Address	75 LINDEN STREET	1385 WILLOUGHBY AVENUE	1225 BUSHWICK AVENUE
Neighborhood	BUSHWICK	WYCKOFF HEIGHTS	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	18	20
Year Built	1931	1931	1916
Gross SqFt	11,251	15,498	17,800
Estimated Gross Income	\$88,882	\$122,744	\$231,400
Gross Income per SqFt	\$7.90	\$7.92	\$13.00
Full Market Value	\$251,000	\$377,000	\$870,000
Market Value per SqFt	\$22.31	\$24.00	\$48.90
Distance from Cooperative in miles		1.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03323-0060	3-03205-0001	3-03326-0065
Address	115 LINDEN STREET	703 BUSHWICK AVENUE	255 LINDEN STREET
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1931	1931	1931
Gross SqFt	14,500	7,410	19,800
Estimated Gross Income	\$247,525	\$175,617	\$356,796
Gross Income per SqFt	\$17.07	\$23.70	\$18.02
Full Market Value	\$699,000	\$785,000	\$1,450,000
Market Value per SqFt	\$48.20	\$106.00	\$73.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03323-0062	3-03205-0001	3-03326-0065
Address	111 LINDEN STREET	703 BUSHWICK AVENUE	255 LINDEN STREET
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1931	1931	1931
Gross SqFt	14,500	7,410	19,800
Estimated Gross Income	\$247,515	\$175,617	\$356,796
Gross Income per SqFt	\$17.07	\$23.70	\$18.02
Full Market Value	\$699,000	\$785,000	\$1,450,000
Market Value per SqFt	\$48.20	\$106.00	\$73.00
Distance from Cooperative in miles		0.65	0.40

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03323-0068	3-03205-0001	3-03326-0065
Address	101 LINDEN STREET	703 BUSHWICK AVENUE	255 LINDEN STREET
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	16	16
Year Built	1931	1931	1931
Gross SqFt	21,930	7,410	19,800
Estimated Gross Income	\$374,345	\$175,617	\$356,796
Gross Income per SqFt	\$17.07	\$23.70	\$18.02
Full Market Value	\$1,060,000	\$785,000	\$1,450,000
Market Value per SqFt	\$48.30	\$106.00	\$73.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03349-0001	3-03333-0017	3-03243-0032
Address	1095 BUSHWICK AVENUE	174 LINDEN STREET	1298 DE KALB AVENUE
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	35	20
Year Built	1931	1931	1931
Gross SqFt	7,500	27,252	14,800
Estimated Gross Income	\$69,225	\$255,623	\$167,388
Gross Income per SqFt	\$9.23	\$9.38	\$11.31
Full Market Value	\$196,000	\$843,000	\$590,000
Market Value per SqFt	\$26.10	\$31.00	\$39.90
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03349-0003	3-03333-0017	3-03243-0032
Address	1091 BUSHWICK AVENUE	174 LINDEN STREET	1298 DE KALB AVENUE
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	35	20
Year Built	1931	1931	1931
Gross SqFt	12,480	27,252	14,800
Estimated Gross Income	\$115,190	\$255,623	\$167,388
Gross Income per SqFt	\$9.23	\$9.38	\$11.31
Full Market Value	\$380,000	\$843,000	\$590,000
Market Value per SqFt	\$30.40	\$31.00	\$39.90
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03367-0056	3-03331-0036	3-03178-0023
Address	1149 PUTNAM AVENUE	1041 BUSHWICK AVENUE	467 TROUTMAN STREET
Neighborhood	BUSHWICK	BUSHWICK	WYCKOFF HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	36	47	46
Year Built	1935	1924	1931
Gross SqFt	36,000	52,630	57,125
Estimated Gross Income	\$317,600	\$531,036	\$550,685
Gross Income per SqFt	\$8.82	\$10.09	\$9.64
Full Market Value	\$1,050,000	\$1,500,000	\$1,860,000
Market Value per SqFt	\$29.20	\$29.00	\$32.60
Distance from Cooperative in miles		0.20	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03384-0006	3-03359-0048	3-03395-0006
Address	463 WILSON AVENUE	1113 MADISON STREET	1225 BUSHWICK AVENUE
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	20	20
Year Built	1928	1994	1916
Gross SqFt	31,184	18,000	17,800
Estimated Gross Income	\$250,408	\$143,640	\$231,400
Gross Income per SqFt	\$8.03	\$7.98	\$13.00
Full Market Value	\$707,000	\$441,000	\$870,000
Market Value per SqFt	\$22.67	\$25.00	\$48.90
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03622-0001	3-04902-0047	3-04917-0006
Address	988 HEGEMAN AVENUE	149 EAST 31 STREET	1084 NEW YORK AVENUE
Neighborhood	BROWNSVILLE	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	24	27	63
Year Built	1930	1928	1926
Gross SqFt	18,000	21,600	47,680
Estimated Gross Income	\$165,420	\$216,053	\$330,592
Gross Income per SqFt	\$9.19	\$10.00	\$6.93
Full Market Value	\$467,000	\$730,000	\$1,010,000
Market Value per SqFt	\$25.90	\$34.00	\$21.18
Distance from Cooperative in miles		2.05	2.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03633-0001	3-04902-0047	3-04917-0006
Address	1371 LINDEN BOULEVARD	149 EAST 31 STREET	1084 NEW YORK AVENUE
Neighborhood	BROWNSVILLE	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	342	27	63
Year Built	1962	1928	1926
Gross SqFt	398,223	21,600	47,680
Estimated Gross Income	\$4,639,297	\$216,053	\$330,592
Gross Income per SqFt	\$11.65	\$10.00	\$6.93
Full Market Value	\$13,100,000	\$730,000	\$1,010,000
Market Value per SqFt	\$32.90	\$34.00	\$21.18
Distance from Cooperative in miles		2.10	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03634-0001	3-04902-0047	3-04917-0006
Address	1407 LINDEN BOULEVARD	149 EAST 31 STREET	1084 NEW YORK AVENUE
Neighborhood	BROWNSVILLE	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	423	27	63
Year Built	1958	1928	1926
Gross SqFt	445,950	21,600	47,680
Estimated Gross Income	\$4,517,474	\$216,053	\$330,592
Gross Income per SqFt	\$10.13	\$10.00	\$6.93
Full Market Value	\$12,800,000	\$730,000	\$1,010,000
Market Value per SqFt	\$28.70	\$34.00	\$21.18
Distance from Cooperative in miles		2.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03660-0007	3-04902-0047	3-04917-0006
Address	17 PENNSYLVANIA AVENUE	149 EAST 31 STREET	1084 NEW YORK AVENUE
Neighborhood	CYPRESS HILLS	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	27	63
Year Built	1905	1928	1926
Gross SqFt	18,600	21,600	47,680
Estimated Gross Income	\$170,934	\$216,053	\$330,592
Gross Income per SqFt	\$9.19	\$10.00	\$6.93
Full Market Value	\$483,000	\$730,000	\$1,010,000
Market Value per SqFt	\$26.00	\$34.00	\$21.18
Distance from Cooperative in miles		3.40	3.40

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03704-0029	3-03709-0032	3-03771-0033
Address	236 NEW JERSEY AVENUE	1803 PITKIN AVENUE	350 PENNSYLVANIA AVENUE
Neighborhood	EAST NEW YORK	BROWNSVILLE	EAST NEW YORK
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	27	16
Year Built	1920	1905	1930
Gross SqFt	15,400	23,300	17,600
Estimated Gross Income	\$141,526	\$227,807	\$219,396
Gross Income per SqFt	\$9.19	\$9.78	\$12.47
Full Market Value	\$467,000	\$770,000	\$825,000
Market Value per SqFt	\$30.30	\$33.00	\$46.90
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03805-0041	3-03806-0017	3-03806-0019
Address	498 PENNSYLVANIA AVENUE	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	16	16
Year Built	1930	1930	1930
Gross SqFt	25,950	14,784	14,784
Estimated Gross Income	\$238,481	\$179,675	\$179,675
Gross Income per SqFt	\$9.19	\$12.15	\$12.15
Full Market Value	\$674,000	\$507,000	\$507,000
Market Value per SqFt	\$26.00	\$34.00	\$34.30
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03886-0010	3-03806-0017	3-03806-0019
Address	224 HIGHLAND BOULEVARD	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	CYPRESS HILLS	EAST NEW YORK	EAST NEW YORK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	88	16	16
Year Built	1940	1930	1930
Gross SqFt	104,465	14,784	14,784
Estimated Gross Income	\$1,267,160	\$179,675	\$179,675
Gross Income per SqFt	\$12.13	\$12.15	\$12.15
Full Market Value	\$4,470,000	\$507,000	\$507,000
Market Value per SqFt	\$42.80	\$34.00	\$34.30
Distance from Cooperative in miles		1.15	1.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04329-0001	3-05670-0047	3-05024-0063
Address	721 VAN SICLEN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	EAST NEW YORK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	42	11	16
Year Built	1930	1916	1931
Gross SqFt	38,720	22,500	7,596
Estimated Gross Income	\$310,922	\$359,607	\$127,812
Gross Income per SqFt	\$8.03	\$15.98	\$16.83
Full Market Value	\$878,000	\$1,460,000	\$520,000
Market Value per SqFt	\$22.68	\$65.00	\$68.00
Distance from Cooperative in miles		6.00	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04590-0051	3-05324-0001	3-04981-0001
Address	811 RUTLAND ROAD	333 MC DONALD AVENUE	1401 NEW YORK AVENUE
Neighborhood	FLATBUSH-NORTH	KENSINGTON	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	294	268	420
Year Built	1953	1960	1950
Gross SqFt	316,000	245,202	324,000
Estimated Gross Income	\$3,806,220	\$3,263,686	\$3,493,583
Gross Income per SqFt	\$12.05	\$13.31	\$10.78
Full Market Value	\$13,400,000	\$12,300,000	\$11,800,000
Market Value per SqFt	\$42.40	\$50.00	\$36.40
Distance from Cooperative in miles		2.65	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04598-0016	3-04645-0006	3-02420-0022
Address	14 EAST 96 STREET	1002 CLARKSON AVENUE	160 HAVEMEYER STREET
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	34	31	43
Year Built	1927	1920	1908
Gross SqFt	26,900	30,556	26,756
Estimated Gross Income	\$405,652	\$412,660	\$445,487
Gross Income per SqFt	\$15.08	\$13.51	\$16.65
Full Market Value	\$1,150,000	\$1,270,000	\$1,810,000
Market Value per SqFt	\$42.80	\$42.00	\$68.00
Distance from Cooperative in miles		0.50	3.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04815-0037	3-07235-0001	3-07179-0058
Address	636 BROOKLYN AVENUE	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	FLATBUSH-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	160	240	135
Year Built	1959	1951	1957
Gross SqFt	152,200	194,880	112,320
Estimated Gross Income	\$2,059,266	\$2,710,993	\$1,476,059
Gross Income per SqFt	\$13.53	\$13.91	\$13.14
Full Market Value	\$5,820,000	\$9,560,000	\$5,550,000
Market Value per SqFt	\$38.20	\$49.00	\$49.40
Distance from Cooperative in miles		5.20	4.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04847-0004	3-07155-0004	3-07238-0002
Address	10 EAST 43 STREET	2250 EAST 4 STREET	9 MURDOCK COURT
Neighborhood	FLATBUSH-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	116	180
Year Built	1956	1962	1949
Gross SqFt	127,764	125,160	169,632
Estimated Gross Income	\$1,430,318	\$1,256,775	\$2,033,248
Gross Income per SqFt	\$11.20	\$10.04	\$11.99
Full Market Value	\$5,040,000	\$4,250,000	\$6,870,000
Market Value per SqFt	\$39.40	\$34.00	\$40.50
Distance from Cooperative in miles		4.45	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04853-0028	3-07155-0004	3-07179-0058
Address	310 LENOX ROAD	2250 EAST 4 STREET	2375 EAST 3 STREET
Neighborhood	FLATBUSH-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	116	135
Year Built	1963	1962	1957
Gross SqFt	124,314	125,160	112,320
Estimated Gross Income	\$1,440,799	\$1,256,775	\$1,476,059
Gross Income per SqFt	\$11.59	\$10.04	\$13.14
Full Market Value	\$5,080,000	\$4,250,000	\$5,550,000
Market Value per SqFt	\$40.90	\$34.00	\$49.40
Distance from Cooperative in miles		4.15	4.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04853-0035	3-07155-0004	3-07179-0058
Address	330 LENOX ROAD	2250 EAST 4 STREET	2375 EAST 3 STREET
Neighborhood	FLATBUSH-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	118	116	135
Year Built	1964	1962	1957
Gross SqFt	112,518	125,160	112,320
Estimated Gross Income	\$1,304,084	\$1,256,775	\$1,476,059
Gross Income per SqFt	\$11.59	\$10.04	\$13.14
Full Market Value	\$4,600,000	\$4,250,000	\$5,550,000
Market Value per SqFt	\$40.90	\$34.00	\$49.40
Distance from Cooperative in miles		4.15	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04905-0001	3-03806-0017	3-03806-0019
Address	3400 SNYDER AVENUE	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	FLATBUSH-EAST	EAST NEW YORK	EAST NEW YORK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	129	16	16
Year Built	1956	1930	1930
Gross SqFt	114,346	14,784	14,784
Estimated Gross Income	\$960,506	\$179,675	\$179,675
Gross Income per SqFt	\$8.40	\$12.15	\$12.15
Full Market Value	\$3,170,000	\$507,000	\$507,000
Market Value per SqFt	\$27.70	\$34.00	\$34.30
Distance from Cooperative in miles		2.95	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04905-0017	3-03806-0017	3-03806-0019
Address	282 EAST 35 STREET	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	FLATBUSH-EAST	EAST NEW YORK	EAST NEW YORK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	125	16	16
Year Built	1957	1930	1930
Gross SqFt	119,000	14,784	14,784
Estimated Gross Income	\$999,600	\$179,675	\$179,675
Gross Income per SqFt	\$8.40	\$12.15	\$12.15
Full Market Value	\$3,290,000	\$507,000	\$507,000
Market Value per SqFt	\$27.60	\$34.00	\$34.30
Distance from Cooperative in miles		2.95	2.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04906-0001	3-03806-0017	3-03806-0019
Address	3500 SNYDER AVENUE	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	FLATBUSH-EAST	EAST NEW YORK	EAST NEW YORK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	126	16	16
Year Built	1957	1930	1930
Gross SqFt	115,900	14,784	14,784
Estimated Gross Income	\$973,560	\$179,675	\$179,675
Gross Income per SqFt	\$8.40	\$12.15	\$12.15
Full Market Value	\$3,210,000	\$507,000	\$507,000
Market Value per SqFt	\$27.70	\$34.00	\$34.30
Distance from Cooperative in miles		2.90	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04906-0065	3-03806-0017	3-03806-0019
Address	285 EAST 35 STREET	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	FLATBUSH-EAST	EAST NEW YORK	EAST NEW YORK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	66	16	16
Year Built	1959	1930	1930
Gross SqFt	58,231	14,784	14,784
Estimated Gross Income	\$489,140	\$179,675	\$179,675
Gross Income per SqFt	\$8.40	\$12.15	\$12.15
Full Market Value	\$1,610,000	\$507,000	\$507,000
Market Value per SqFt	\$27.60	\$34.00	\$34.30
Distance from Cooperative in miles		2.90	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05026-0011	3-05670-0047	3-05024-0063
Address	163 OCEAN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	85	11	16
Year Built	1930	1916	1931
Gross SqFt	118,785	22,500	7,596
Estimated Gross Income	\$1,059,562	\$359,607	\$127,812
Gross Income per SqFt	\$8.92	\$15.98	\$16.83
Full Market Value	\$3,490,000	\$1,460,000	\$520,000
Market Value per SqFt	\$29.40	\$65.00	\$68.00
Distance from Cooperative in miles		2.50	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05026-0034	3-05670-0047	3-05024-0063
Address	125 OCEAN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	65	11	16
Year Built	1939	1916	1931
Gross SqFt	64,069	22,500	7,596
Estimated Gross Income	\$571,495	\$359,607	\$127,812
Gross Income per SqFt	\$8.92	\$15.98	\$16.83
Full Market Value	\$1,880,000	\$1,460,000	\$520,000
Market Value per SqFt	\$29.30	\$65.00	\$68.00
Distance from Cooperative in miles		2.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05043-0001	3-05670-0047	3-05024-0063
Address	125 HAWTHORNE STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	66	11	16
Year Built	1940	1916	1931
Gross SqFt	77,638	22,500	7,596
Estimated Gross Income	\$692,531	\$359,607	\$127,812
Gross Income per SqFt	\$8.92	\$15.98	\$16.83
Full Market Value	\$2,280,000	\$1,460,000	\$520,000
Market Value per SqFt	\$29.40	\$65.00	\$68.00
Distance from Cooperative in miles		2.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05043-0086	3-05670-0047	3-05024-0063
Address	135 HAWTHORNE STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	60	11	16
Year Built	1939	1916	1931
Gross SqFt	63,576	22,500	7,596
Estimated Gross Income	\$567,098	\$359,607	\$127,812
Gross Income per SqFt	\$8.92	\$15.98	\$16.83
Full Market Value	\$1,870,000	\$1,460,000	\$520,000
Market Value per SqFt	\$29.40	\$65.00	\$68.00
Distance from Cooperative in miles		2.70	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05046-0018	3-05670-0047	3-05024-0063
Address	150 HAWTHORNE STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	100	11	16
Year Built	1963	1916	1931
Gross SqFt	76,338	22,500	7,596
Estimated Gross Income	\$761,853	\$359,607	\$127,812
Gross Income per SqFt	\$9.98	\$15.98	\$16.83
Full Market Value	\$2,570,000	\$1,460,000	\$520,000
Market Value per SqFt	\$33.70	\$65.00	\$68.00
Distance from Cooperative in miles		2.70	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05048-0034	3-05670-0047	3-05024-0063
Address	80 WINTHROP STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	144	11	16
Year Built	1927	1916	1931
Gross SqFt	157,614	22,500	7,596
Estimated Gross Income	\$1,609,239	\$359,607	\$127,812
Gross Income per SqFt	\$10.21	\$15.98	\$16.83
Full Market Value	\$5,440,000	\$1,460,000	\$520,000
Market Value per SqFt	\$34.50	\$65.00	\$68.00
Distance from Cooperative in miles		2.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05048-0078	3-05670-0047	3-05024-0063
Address	289 PARKSIDE AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	11	16
Year Built	1931	1916	1931
Gross SqFt	17,800	22,500	7,596
Estimated Gross Income	\$190,460	\$359,607	\$127,812
Gross Income per SqFt	\$10.70	\$15.98	\$16.83
Full Market Value	\$538,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.20	\$65.00	\$68.00
Distance from Cooperative in miles		2.50	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05048-0080	3-05670-0047	3-05024-0063
Address	283 PARKSIDE AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	11	16
Year Built	1931	1916	1931
Gross SqFt	17,800	22,500	7,596
Estimated Gross Income	\$190,460	\$359,607	\$127,812
Gross Income per SqFt	\$10.70	\$15.98	\$16.83
Full Market Value	\$538,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.20	\$65.00	\$68.00
Distance from Cooperative in miles		2.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05056-0040	3-06683-0052	3-08470-1018
Address	590 PARKSIDE AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	40	35	98
Year Built	1931	1931	2000
Gross SqFt	29,200	25,075	107,569
Estimated Gross Income	\$234,476	\$379,025	\$4,433,111
Gross Income per SqFt	\$8.03	\$15.12	\$41.20
Full Market Value	\$720,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$24.66	\$43.00	\$207.00
Distance from Cooperative in miles		3.60	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05058-0007	3-05670-0047	3-05024-0063
Address	25 PARADE PLACE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	64	11	16
Year Built	1935	1916	1931
Gross SqFt	71,028	22,500	7,596
Estimated Gross Income	\$557,570	\$359,607	\$127,812
Gross Income per SqFt	\$7.85	\$15.98	\$16.83
Full Market Value	\$1,710,000	\$1,460,000	\$520,000
Market Value per SqFt	\$24.08	\$65.00	\$68.00
Distance from Cooperative in miles		2.10	0.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05060-0008	3-05670-0047	3-05024-0063
Address	55 PARADE PLACE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	73	11	16
Year Built	1927	1916	1931
Gross SqFt	85,716	22,500	7,596
Estimated Gross Income	\$769,730	\$359,607	\$127,812
Gross Income per SqFt	\$8.98	\$15.98	\$16.83
Full Market Value	\$2,540,000	\$1,460,000	\$520,000
Market Value per SqFt	\$29.60	\$65.00	\$68.00
Distance from Cooperative in miles		2.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05061-0040	3-05670-0047	3-05024-0063
Address	416 OCEAN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	90	11	16
Year Built	1924	1916	1931
Gross SqFt	131,355	22,500	7,596
Estimated Gross Income	\$1,171,687	\$359,607	\$127,812
Gross Income per SqFt	\$8.92	\$15.98	\$16.83
Full Market Value	\$3,860,000	\$1,460,000	\$520,000
Market Value per SqFt	\$29.40	\$65.00	\$68.00
Distance from Cooperative in miles		2.15	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05064-0029	3-05670-0047	3-05024-0063
Address	32 CLARKSON AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	78	11	16
Year Built	1938	1916	1931
Gross SqFt	97,332	22,500	7,596
Estimated Gross Income	\$670,617	\$359,607	\$127,812
Gross Income per SqFt	\$6.89	\$15.98	\$16.83
Full Market Value	\$2,060,000	\$1,460,000	\$520,000
Market Value per SqFt	\$21.16	\$65.00	\$68.00
Distance from Cooperative in miles		2.45	0.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05071-0034	3-05670-0047	3-05024-0063
Address	68 STRATFORD ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	11	16
Year Built	1931	1916	1931
Gross SqFt	20,320	22,500	7,596
Estimated Gross Income	\$217,424	\$359,607	\$127,812
Gross Income per SqFt	\$10.70	\$15.98	\$16.83
Full Market Value	\$735,000	\$1,460,000	\$520,000
Market Value per SqFt	\$36.20	\$65.00	\$68.00
Distance from Cooperative in miles		1.65	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05072-0001	3-05670-0047	3-05024-0063
Address	5 STRATFORD ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	11	16
Year Built	1931	1916	1931
Gross SqFt	17,980	22,500	7,596
Estimated Gross Income	\$165,236	\$359,607	\$127,812
Gross Income per SqFt	\$9.19	\$15.98	\$16.83
Full Market Value	\$545,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.30	\$65.00	\$68.00
Distance from Cooperative in miles		1.70	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05072-0003	3-05670-0047	3-05024-0063
Address	1110 CATON AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	11	16
Year Built	1931	1916	1931
Gross SqFt	17,980	22,500	7,596
Estimated Gross Income	\$165,236	\$359,607	\$127,812
Gross Income per SqFt	\$9.19	\$15.98	\$16.83
Full Market Value	\$545,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.30	\$65.00	\$68.00
Distance from Cooperative in miles		1.70	1.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05072-0053	3-05670-0047	3-05024-0063
Address	25 STRATFORD ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	11	16
Year Built	1931	1916	1931
Gross SqFt	24,200	22,500	7,596
Estimated Gross Income	\$222,398	\$359,607	\$127,812
Gross Income per SqFt	\$9.19	\$15.98	\$16.83
Full Market Value	\$733,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.30	\$65.00	\$68.00
Distance from Cooperative in miles		1.70	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05080-0060	3-05670-0047	3-05024-0063
Address	500 OCEAN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	64	11	16
Year Built	1931	1916	1931
Gross SqFt	87,951	22,500	7,596
Estimated Gross Income	\$690,415	\$359,607	\$127,812
Gross Income per SqFt	\$7.85	\$15.98	\$16.83
Full Market Value	\$2,120,000	\$1,460,000	\$520,000
Market Value per SqFt	\$24.10	\$65.00	\$68.00
Distance from Cooperative in miles		2.10	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05083-0037	3-05670-0047	3-05024-0063
Address	70 LENOX ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	60	11	16
Year Built	1935	1916	1931
Gross SqFt	73,374	22,500	7,596
Estimated Gross Income	\$658,899	\$359,607	\$127,812
Gross Income per SqFt	\$8.98	\$15.98	\$16.83
Full Market Value	\$2,170,000	\$1,460,000	\$520,000
Market Value per SqFt	\$29.60	\$65.00	\$68.00
Distance from Cooperative in miles		2.40	0.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05086-0066	3-08470-1018	
Address	45 MARTENSE STREET	5905 STRICKLAND AVENUE	
Neighborhood	FLATBUSH-CENTRAL	MILL BASIN	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	66	98	
Year Built	1937	2000	
Gross SqFt	75,312	107,569	
Estimated Gross Income	\$676,302	\$4,433,111	
Gross Income per SqFt	\$8.98	\$41.20	
Full Market Value	\$2,230,000	\$22,300,000	
Market Value per SqFt	\$29.60	\$207.00	
Distance from Cooperative in miles		3.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05095-0001	3-05670-0047	3-05024-0063
Address	1409 ALBEMARLE ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	29	11	16
Year Built	1938	1916	1931
Gross SqFt	30,039	22,500	7,596
Estimated Gross Income	\$267,948	\$359,607	\$127,812
Gross Income per SqFt	\$8.92	\$15.98	\$16.83
Full Market Value	\$883,000	\$1,460,000	\$520,000
Market Value per SqFt	\$29.40	\$65.00	\$68.00
Distance from Cooperative in miles		1.80	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05097-0112	3-05670-0047	3-05024-0063
Address	150 EAST 18 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	55	11	16
Year Built	1937	1916	1931
Gross SqFt	65,915	22,500	7,596
Estimated Gross Income	\$591,917	\$359,607	\$127,812
Gross Income per SqFt	\$8.98	\$15.98	\$16.83
Full Market Value	\$1,950,000	\$1,460,000	\$520,000
Market Value per SqFt	\$29.60	\$65.00	\$68.00
Distance from Cooperative in miles		1.95	0.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05097-0120	3-05670-0047	3-05024-0063
Address	1701 ALBEMARLE ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	84	11	16
Year Built	1937	1916	1931
Gross SqFt	106,800	22,500	7,596
Estimated Gross Income	\$1,033,725	\$359,607	\$127,812
Gross Income per SqFt	\$9.68	\$15.98	\$16.83
Full Market Value	\$3,490,000	\$1,460,000	\$520,000
Market Value per SqFt	\$32.70	\$65.00	\$68.00
Distance from Cooperative in miles		1.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05099-0068	3-05670-0047	3-05024-0063
Address	145 EAST 18 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	63	11	16
Year Built	1962	1916	1931
Gross SqFt	58,000	22,500	7,596
Estimated Gross Income	\$487,200	\$359,607	\$127,812
Gross Income per SqFt	\$8.40	\$15.98	\$16.83
Full Market Value	\$1,610,000	\$1,460,000	\$520,000
Market Value per SqFt	\$27.80	\$65.00	\$68.00
Distance from Cooperative in miles		2.00	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05100-0080	3-05670-0047	3-05024-0063
Address	1911 ALBEMARLE ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	84	11	16
Year Built	1927	1916	1931
Gross SqFt	85,200	22,500	7,596
Estimated Gross Income	\$650,928	\$359,607	\$127,812
Gross Income per SqFt	\$7.64	\$15.98	\$16.83
Full Market Value	\$2,000,000	\$1,460,000	\$520,000
Market Value per SqFt	\$23.47	\$65.00	\$68.00
Distance from Cooperative in miles		2.05	0.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05101-0029	3-05670-0047	3-05024-0063
Address	575 OCEAN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	63	11	16
Year Built	1926	1916	1931
Gross SqFt	67,084	22,500	7,596
Estimated Gross Income	\$598,389	\$359,607	\$127,812
Gross Income per SqFt	\$8.92	\$15.98	\$16.83
Full Market Value	\$1,690,000	\$1,460,000	\$520,000
Market Value per SqFt	\$25.20	\$65.00	\$68.00
Distance from Cooperative in miles		2.10	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05122-0021	3-05424-0080	3-02104-0008
Address	150 EAST 19 STREET	229 PARKVILLE AVENUE	299 ADELPHI STREET
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	FORT GREENE
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	48	41	71
Year Built	1935	2004	1927
Gross SqFt	44,178	43,018	44,046
Estimated Gross Income	\$481,196	\$664,347	\$693,471
Gross Income per SqFt	\$10.89	\$15.44	\$15.74
Full Market Value	\$1,700,000	\$2,700,000	\$2,820,000
Market Value per SqFt	\$38.50	\$63.00	\$64.00
Distance from Cooperative in miles		1.05	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05122-0056	3-01208-0001	3-01322-0001
Address	221 EAST 18 STREET	77 NEW YORK AVENUE	501 NEW YORK AVENUE
Neighborhood	FLATBUSH-CENTRAL	CROWN HEIGHTS	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	103	89
Year Built	1940	1975	1952
Gross SqFt	67,500	67,582	68,220
Estimated Gross Income	\$793,125	\$769,083	\$878,710
Gross Income per SqFt	\$11.75	\$11.38	\$12.88
Full Market Value	\$2,800,000	\$2,360,000	\$3,300,000
Market Value per SqFt	\$41.50	\$35.00	\$48.40
Distance from Cooperative in miles		2.30	1.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05147-0004	3-03908-0010	3-00220-0016
Address	1616 BEVERLY ROAD	2 ELTON STREET	35 ORANGE STREET
Neighborhood	FLATBUSH-CENTRAL	CYPRESS HILLS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	53	48
Year Built	1935	1928	1924
Gross SqFt	47,250	47,505	47,136
Estimated Gross Income	\$519,750	\$524,837	\$596,274
Gross Income per SqFt	\$11.00	\$11.05	\$12.65
Full Market Value	\$1,830,000	\$1,610,000	\$2,240,000
Market Value per SqFt	\$38.70	\$34.00	\$47.50
Distance from Cooperative in miles		4.90	4.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05151-0010	3-03044-0029	
Address	2022 BEVERLY ROAD	165 MESEROLE STREET	
Neighborhood	FLATBUSH-CENTRAL	WILLIAMSBURG-EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	13	39	
Year Built	1909	1930	
Gross SqFt	16,520	17,460	
Estimated Gross Income	\$312,558	\$321,532	
Gross Income per SqFt	\$18.92	\$18.42	
Full Market Value	\$1,270,000	\$1,310,000	
Market Value per SqFt	\$77.00	\$75.00	
Distance from Cooperative in miles		4.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05154-0035	3-00975-0017	
Address	1115 DORCHESTER ROAD	390 2 STREET	
Neighborhood	FLATBUSH-CENTRAL	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	28	16	
Year Built	1930	1920	
Gross SqFt	16,500	16,752	
Estimated Gross Income	\$291,060	\$326,035	
Gross Income per SqFt	\$17.64	\$19.46	
Full Market Value	\$1,180,000	\$1,460,000	
Market Value per SqFt	\$72.00	\$87.00	
Distance from Cooperative in miles		2.45	

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05156-0015	3-03908-0010	3-00220-0016
Address	390 RUGBY ROAD	2 ELTON STREET	35 ORANGE STREET
Neighborhood	FLATBUSH-CENTRAL	CYPRESS HILLS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	53	48
Year Built	1962	1928	1924
Gross SqFt	43,200	47,505	47,136
Estimated Gross Income	\$518,400	\$524,837	\$596,274
Gross Income per SqFt	\$12.00	\$11.05	\$12.65
Full Market Value	\$1,830,000	\$1,610,000	\$2,240,000
Market Value per SqFt	\$42.40	\$34.00	\$47.50
Distance from Cooperative in miles		5.10	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05156-0048	3-07688-0041	
Address	415 ARGYLE ROAD	2702 KINGS HIGHWAY	
Neighborhood	FLATBUSH-CENTRAL	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	114	107	
Year Built	1961	1937	
Gross SqFt	110,377	113,820	
Estimated Gross Income	\$1,112,600	\$1,146,513	
Gross Income per SqFt	\$10.08	\$10.07	
Full Market Value	\$3,760,000	\$3,520,000	
Market Value per SqFt	\$34.10	\$31.00	
Distance from Cooperative in miles		2.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05156-0058	3-03908-0010	3-06770-0001
Address	385 ARGYLE ROAD	2 ELTON STREET	2302 AVENUE O
Neighborhood	FLATBUSH-CENTRAL	CYPRESS HILLS	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	53	42
Year Built	1941	1928	1936
Gross SqFt	59,640	47,505	47,300
Estimated Gross Income	\$591,032	\$524,837	\$393,442
Gross Income per SqFt	\$9.91	\$11.05	\$8.32
Full Market Value	\$2,000,000	\$1,610,000	\$1,210,000
Market Value per SqFt	\$33.50	\$34.00	\$25.60
Distance from Cooperative in miles		5.10	2.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05159-0013	3-07011-0011	3-01170-0005
Address	400 EAST 17 STREET	2828 WEST 29 STREET	36 PLAZA ST EAST
Neighborhood	FLATBUSH-CENTRAL	CONEY ISLAND	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	81	122	85
Year Built	1962	1972	1926
Gross SqFt	72,534	102,000	75,535
Estimated Gross Income	\$1,088,010	\$1,538,672	\$1,342,129
Gross Income per SqFt	\$15.00	\$15.09	\$17.77
Full Market Value	\$4,310,000	\$4,350,000	\$5,460,000
Market Value per SqFt	\$59.00	\$43.00	\$72.00
Distance from Cooperative in miles		4.75	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05159-0061	3-03908-0010	3-06770-0001
Address	385 EAST 16 STREET	2 ELTON STREET	2302 AVENUE O
Neighborhood	FLATBUSH-CENTRAL	CYPRESS HILLS	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	53	42
Year Built	1956	1928	1936
Gross SqFt	48,702	47,505	47,300
Estimated Gross Income	\$477,766	\$524,837	\$393,442
Gross Income per SqFt	\$9.81	\$11.05	\$8.32
Full Market Value	\$1,610,000	\$1,610,000	\$1,210,000
Market Value per SqFt	\$33.10	\$34.00	\$25.60
Distance from Cooperative in miles		5.00	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05161-0056	3-07011-0011	3-01170-0005
Address	385 EAST 18 STREET	2828 WEST 29 STREET	36 PLAZA ST EAST
Neighborhood	FLATBUSH-CENTRAL	CONEY ISLAND	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	71	122	85
Year Built	1940	1972	1926
Gross SqFt	76,446	102,000	75,535
Estimated Gross Income	\$1,070,244	\$1,538,672	\$1,342,129
Gross Income per SqFt	\$14.00	\$15.09	\$17.77
Full Market Value	\$4,240,000	\$4,350,000	\$5,460,000
Market Value per SqFt	\$55.00	\$43.00	\$72.00
Distance from Cooperative in miles		4.85	2.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05162-0046	3-03908-0010	3-00220-0016
Address	1901 DORCHESTER ROAD	2 ELTON STREET	35 ORANGE STREET
Neighborhood	FLATBUSH-CENTRAL	CYPRESS HILLS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	53	48
Year Built	1956	1928	1924
Gross SqFt	47,620	47,505	47,136
Estimated Gross Income	\$571,440	\$524,837	\$596,274
Gross Income per SqFt	\$12.00	\$11.05	\$12.65
Full Market Value	\$2,010,000	\$1,610,000	\$2,240,000
Market Value per SqFt	\$42.20	\$34.00	\$47.50
Distance from Cooperative in miles		4.80	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05197-0040	3-05190-0003	3-05190-0009
Address	570 WESTMINSTER ROAD	2408 CLARENDON ROAD	310 EAST 25 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	192	16	16
Year Built	1935	1931	1931
Gross SqFt	222,000	12,960	14,400
Estimated Gross Income	\$1,217,597	\$242,222	\$92,350
Gross Income per SqFt	\$5.48	\$18.69	\$6.41
Full Market Value	\$3,740,000	\$985,000	\$284,000
Market Value per SqFt	\$16.85	\$76.00	\$19.72
Distance from Cooperative in miles		0.85	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05208-0025	3-05193-0058	3-05212-0043
Address	2215 NEWKIRK AVENUE	1157 ROGERS AVENUE	2516 NEWKIRK AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	77	15	16
Year Built	1927	1931	1931
Gross SqFt	117,564	13,200	16,000
Estimated Gross Income	\$730,899	\$107,591	\$157,839
Gross Income per SqFt	\$6.22	\$8.15	\$9.86
Full Market Value	\$2,240,000	\$330,000	\$446,000
Market Value per SqFt	\$19.05	\$25.00	\$27.90
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05209-0022	3-05212-0043	3-05213-0062
Address	2323 NEWKIRK AVENUE	2516 NEWKIRK AVENUE	2617 FOSTER AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1934	1931	1931
Gross SqFt	15,600	16,000	13,400
Estimated Gross Income	\$125,268	\$157,839	\$142,539
Gross Income per SqFt	\$8.03	\$9.86	\$10.64
Full Market Value	\$354,000	\$446,000	\$482,000
Market Value per SqFt	\$22.69	\$28.00	\$36.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05213-0024	3-05213-0062	3-05212-0043
Address	411 EAST 26 STREET	2617 FOSTER AVENUE	2516 NEWKIRK AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	82	16	16
Year Built	1962	1931	1931
Gross SqFt	76,416	13,400	16,000
Estimated Gross Income	\$641,894	\$142,539	\$157,839
Gross Income per SqFt	\$8.40	\$10.64	\$9.86
Full Market Value	\$2,120,000	\$482,000	\$446,000
Market Value per SqFt	\$27.70	\$36.00	\$27.90
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05214-0024	3-05213-0062	3-05212-0043
Address	2701 NEWKIRK AVENUE	2617 FOSTER AVENUE	2516 NEWKIRK AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	51	16	16
Year Built	1931	1931	1931
Gross SqFt	41,400	13,400	16,000
Estimated Gross Income	\$347,760	\$142,539	\$157,839
Gross Income per SqFt	\$8.40	\$10.64	\$9.86
Full Market Value	\$1,150,000	\$482,000	\$446,000
Market Value per SqFt	\$27.80	\$36.00	\$27.90
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05217-0018	3-05213-0062	3-05212-0043
Address	620 EAST 18 STREET	2617 FOSTER AVENUE	2516 NEWKIRK AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	76	16	16
Year Built	1961	1931	1931
Gross SqFt	98,955	13,400	16,000
Estimated Gross Income	\$831,222	\$142,539	\$157,839
Gross Income per SqFt	\$8.40	\$10.64	\$9.86
Full Market Value	\$2,740,000	\$482,000	\$446,000
Market Value per SqFt	\$27.70	\$36.00	\$27.90
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05218-0001	3-05212-0043	3-05213-0062
Address	1802 NEWKIRK AVENUE	2516 NEWKIRK AVENUE	2617 FOSTER AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	134	16	16
Year Built	1958	1931	1931
Gross SqFt	152,466	16,000	13,400
Estimated Gross Income	\$1,568,875	\$157,839	\$142,539
Gross Income per SqFt	\$10.29	\$9.86	\$10.64
Full Market Value	\$5,300,000	\$446,000	\$482,000
Market Value per SqFt	\$34.80	\$28.00	\$36.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05218-0026	3-05212-0043	3-05213-0062
Address	1815 FOSTER AVENUE	2516 NEWKIRK AVENUE	2617 FOSTER AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	54	16	16
Year Built	1931	1931	1931
Gross SqFt	60,282	16,000	13,400
Estimated Gross Income	\$407,619	\$157,839	\$142,539
Gross Income per SqFt	\$6.76	\$9.86	\$10.64
Full Market Value	\$1,250,000	\$446,000	\$482,000
Market Value per SqFt	\$20.74	\$28.00	\$36.00
Distance from Cooperative in miles		0.45	0.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05219-0040	3-05219-0004	3-05213-0062
Address	601 EAST 19 STREET	1908 NEWKIRK AVENUE	2617 FOSTER AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	108	22	16
Year Built	1942	1921	1931
Gross SqFt	132,000	29,133	13,400
Estimated Gross Income	\$682,450	\$316,384	\$142,539
Gross Income per SqFt	\$5.17	\$10.86	\$10.64
Full Market Value	\$2,100,000	\$1,120,000	\$482,000
Market Value per SqFt	\$15.91	\$38.00	\$36.00
Distance from Cooperative in miles		0.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05233-0001	3-05220-0069	3-05220-0072
Address	1212 NEWKIRK AVENUE	1051 OCEAN AVENUE	1045 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C5-WALK-UP	C5-WALK-UP
Total Units	66	16	16
Year Built	1931	1931	1931
Gross SqFt	78,600	17,100	17,100
Estimated Gross Income	\$541,554	\$155,010	\$155,010
Gross Income per SqFt	\$6.89	\$9.06	\$9.06
Full Market Value	\$1,660,000	\$511,000	\$511,000
Market Value per SqFt	\$21.12	\$30.00	\$29.90
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05240-0025	3-05220-0069	3-05220-0072
Address	1150 OCEAN AVENUE	1051 OCEAN AVENUE	1045 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C5-WALK-UP	C5-WALK-UP
Total Units	67	16	16
Year Built	1931	1931	1931
Gross SqFt	80,690	17,100	17,100
Estimated Gross Income	\$555,954	\$155,010	\$155,010
Gross Income per SqFt	\$6.89	\$9.06	\$9.06
Full Market Value	\$1,710,000	\$511,000	\$511,000
Market Value per SqFt	\$21.19	\$30.00	\$29.90
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05241-0006	3-05220-0069	3-05220-0072
Address	1199 OCEAN AVENUE	1051 OCEAN AVENUE	1045 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C5-WALK-UP	C5-WALK-UP
Total Units	63	16	16
Year Built	1958	1931	1931
Gross SqFt	81,000	17,100	17,100
Estimated Gross Income	\$535,410	\$155,010	\$155,010
Gross Income per SqFt	\$6.61	\$9.06	\$9.06
Full Market Value	\$1,640,000	\$511,000	\$511,000
Market Value per SqFt	\$20.25	\$30.00	\$29.90
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05241-0023	3-05220-0069	3-05220-0072
Address	1155 OCEAN AVENUE	1051 OCEAN AVENUE	1045 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C5-WALK-UP	C5-WALK-UP
Total Units	59	16	16
Year Built	1931	1931	1931
Gross SqFt	77,484	17,100	17,100
Estimated Gross Income	\$533,865	\$155,010	\$155,010
Gross Income per SqFt	\$6.89	\$9.06	\$9.06
Full Market Value	\$1,640,000	\$511,000	\$511,000
Market Value per SqFt	\$21.17	\$30.00	\$29.90
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05241-0031	3-05220-0069	3-05220-0072
Address	1111 OCEAN AVENUE	1051 OCEAN AVENUE	1045 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C5-WALK-UP	C5-WALK-UP
Total Units	104	16	16
Year Built	1954	1931	1931
Gross SqFt	157,493	17,100	17,100
Estimated Gross Income	\$1,041,029	\$155,010	\$155,010
Gross Income per SqFt	\$6.61	\$9.06	\$9.06
Full Market Value	\$3,200,000	\$511,000	\$511,000
Market Value per SqFt	\$20.32	\$30.00	\$29.90
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05246-0001	3-05240-0110	3-05240-0001
Address	2515 GLENWOOD ROAD	1086 OCEAN AVENUE	1204 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	55	35	59
Year Built	1931	1931	1917
Gross SqFt	64,800	37,500	57,600
Estimated Gross Income	\$446,472	\$310,733	\$447,947
Gross Income per SqFt	\$6.89	\$8.29	\$7.78
Full Market Value	\$1,370,000	\$1,020,000	\$1,380,000
Market Value per SqFt	\$21.14	\$27.00	\$23.96
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05246-0006	3-05240-0001	3-05240-0110
Address	2835 BEDFORD AVENUE	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	47	59	35
Year Built	1931	1917	1931
Gross SqFt	47,322	57,600	37,500
Estimated Gross Income	\$512,570	\$447,947	\$310,733
Gross Income per SqFt	\$10.83	\$7.78	\$8.29
Full Market Value	\$1,810,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$38.20	\$24.00	\$27.20
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05247-0001	3-05240-0001	3-05240-0110
Address	2601 GLENWOOD ROAD	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	90	59	35
Year Built	1940	1917	1931
Gross SqFt	100,000	57,600	37,500
Estimated Gross Income	\$1,084,000	\$447,947	\$310,733
Gross Income per SqFt	\$10.84	\$7.78	\$8.29
Full Market Value	\$3,820,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$38.20	\$24.00	\$27.20
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05247-0006	3-05240-0110	3-05240-0001
Address	657 EAST 26 STREET	1086 OCEAN AVENUE	1204 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	113	35	59
Year Built	1941	1931	1917
Gross SqFt	118,398	37,500	57,600
Estimated Gross Income	\$1,283,434	\$310,733	\$447,947
Gross Income per SqFt	\$10.84	\$8.29	\$7.78
Full Market Value	\$4,520,000	\$1,020,000	\$1,380,000
Market Value per SqFt	\$38.20	\$27.00	\$23.96
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05247-0016	3-05240-0001	3-05240-0110
Address	645 EAST 26 STREET	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	66	59	35
Year Built	1931	1917	1931
Gross SqFt	78,660	57,600	37,500
Estimated Gross Income	\$852,674	\$447,947	\$310,733
Gross Income per SqFt	\$10.84	\$7.78	\$8.29
Full Market Value	\$3,010,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$38.30	\$24.00	\$27.20
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05248-0012	3-05240-0001	3-05240-0110
Address	50 KENILWORTH PLACE	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	73	59	35
Year Built	1955	1917	1931
Gross SqFt	87,027	57,600	37,500
Estimated Gross Income	\$575,248	\$447,947	\$310,733
Gross Income per SqFt	\$6.61	\$7.78	\$8.29
Full Market Value	\$1,770,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$20.34	\$24.00	\$27.20
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05257-0035	3-05240-0001	3-05240-0110
Address	310 WINDSOR PLACE	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	59	35
Year Built	1914	1917	1931
Gross SqFt	31,200	57,600	37,500
Estimated Gross Income	\$267,696	\$447,947	\$310,733
Gross Income per SqFt	\$8.58	\$7.78	\$8.29
Full Market Value	\$882,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$28.30	\$24.00	\$27.20
Distance from Cooperative in miles		1.75	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05257-0045	3-05240-0001	3-05240-0110
Address	135 PROSPECT PARK SOUTHW	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	87	59	35
Year Built	1929	1917	1931
Gross SqFt	97,884	57,600	37,500
Estimated Gross Income	\$1,061,063	\$447,947	\$310,733
Gross Income per SqFt	\$10.84	\$7.78	\$8.29
Full Market Value	\$3,740,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$38.20	\$24.00	\$27.20
Distance from Cooperative in miles		1.70	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0002	3-05240-0001	3-05240-0110
Address	166 SEELEY STREET	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	55	59	35
Year Built	1938	1917	1931
Gross SqFt	65,640	57,600	37,500
Estimated Gross Income	\$712,850	\$447,947	\$310,733
Gross Income per SqFt	\$10.86	\$7.78	\$8.29
Full Market Value	\$2,510,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$38.20	\$24.00	\$27.20
Distance from Cooperative in miles		1.60	1.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0018	3-05240-0001	3-05240-0110
Address	202 SEELEY STREET	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	42	59	35
Year Built	1931	1917	1931
Gross SqFt	44,424	57,600	37,500
Estimated Gross Income	\$481,556	\$447,947	\$310,733
Gross Income per SqFt	\$10.84	\$7.78	\$8.29
Full Market Value	\$1,700,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$38.30	\$24.00	\$27.20
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0033	3-05240-0001	3-05240-0110
Address	651 VANDERBILT STREET	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	155	59	35
Year Built	1963	1917	1931
Gross SqFt	132,139	57,600	37,500
Estimated Gross Income	\$1,359,710	\$447,947	\$310,733
Gross Income per SqFt	\$10.29	\$7.78	\$8.29
Full Market Value	\$4,590,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$34.70	\$24.00	\$27.20
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0084	3-05240-0001	3-05240-0110
Address	250 SEELEY STREET	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	59	35
Year Built	1931	1917	1931
Gross SqFt	17,453	57,600	37,500
Estimated Gross Income	\$149,747	\$447,947	\$310,733
Gross Income per SqFt	\$8.58	\$7.78	\$8.29
Full Market Value	\$494,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$28.30	\$24.00	\$27.20
Distance from Cooperative in miles		1.60	1.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0087	3-05240-0001	3-05240-0110
Address	147 PROSPECT PARK SOUTHW	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	59	35
Year Built	1931	1917	1931
Gross SqFt	18,360	57,600	37,500
Estimated Gross Income	\$157,529	\$447,947	\$310,733
Gross Income per SqFt	\$8.58	\$7.78	\$8.29
Full Market Value	\$519,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$28.30	\$24.00	\$27.20
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0089	3-05240-0001	3-05240-0110
Address	149 PROSPECT PARK SOUTHW	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	59	35
Year Built	1931	1917	1931
Gross SqFt	18,240	57,600	37,500
Estimated Gross Income	\$156,499	\$447,947	\$310,733
Gross Income per SqFt	\$8.58	\$7.78	\$8.29
Full Market Value	\$516,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$28.30	\$24.00	\$27.20
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05275-0036	3-05240-0001	3-05240-0110
Address	47 REEVE PLACE	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	59	35
Year Built	1931	1917	1931
Gross SqFt	9,916	57,600	37,500
Estimated Gross Income	\$85,079	\$447,947	\$310,733
Gross Income per SqFt	\$8.58	\$7.78	\$8.29
Full Market Value	\$280,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$28.20	\$24.00	\$27.20
Distance from Cooperative in miles		1.55	1.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05279-0019	3-05240-0001	3-05240-0110
Address	180 PROSPECT PARK SOUTHW	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	58	59	35
Year Built	1961	1917	1931
Gross SqFt	77,268	57,600	37,500
Estimated Gross Income	\$933,397	\$447,947	\$310,733
Gross Income per SqFt	\$12.08	\$7.78	\$8.29
Full Market Value	\$3,290,000	\$1,380,000	\$1,020,000
Market Value per SqFt	\$42.60	\$24.00	\$27.20
Distance from Cooperative in miles		1.50	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05279-0032	3-05279-0043	3-05287-0001
Address	175 PROSPECT PARK SOUTHW	829 GREENWOOD AVENUE	10 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	135	133
Year Built	1970	1982	1927
Gross SqFt	28,000	104,640	136,362
Estimated Gross Income	\$240,240	\$2,163,800	\$1,372,974
Gross Income per SqFt	\$8.58	\$20.68	\$10.07
Full Market Value	\$792,000	\$9,670,000	\$4,640,000
Market Value per SqFt	\$28.30	\$92.00	\$34.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05280-0008	3-05279-0043	3-05287-0001
Address	221 MC DONALD AVENUE	829 GREENWOOD AVENUE	10 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	166	135	133
Year Built	1953	1982	1927
Gross SqFt	156,170	104,640	136,362
Estimated Gross Income	\$1,886,533	\$2,163,800	\$1,372,974
Gross Income per SqFt	\$12.08	\$20.68	\$10.07
Full Market Value	\$6,650,000	\$9,670,000	\$4,640,000
Market Value per SqFt	\$42.60	\$92.00	\$34.00
Distance from Cooperative in miles		0.45	0.40

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05280-0047	3-05287-0001	3-05279-0043
Address	112 EAST 2 STREET	10 OCEAN PARKWAY	829 GREENWOOD AVENUE
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	133	135
Year Built	1940	1927	1982
Gross SqFt	149,760	136,362	104,640
Estimated Gross Income	\$1,344,845	\$1,372,974	\$2,163,800
Gross Income per SqFt	\$8.98	\$10.07	\$20.68
Full Market Value	\$4,430,000	\$4,640,000	\$9,670,000
Market Value per SqFt	\$29.60	\$34.00	\$92.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05285-0040	3-05279-0043	3-05287-0001
Address	82 EAST 7 STREET	829 GREENWOOD AVENUE	10 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	135	133
Year Built	1939	1982	1927
Gross SqFt	86,420	104,640	136,362
Estimated Gross Income	\$938,521	\$2,163,800	\$1,372,974
Gross Income per SqFt	\$10.86	\$20.68	\$10.07
Full Market Value	\$3,310,000	\$9,670,000	\$4,640,000
Market Value per SqFt	\$38.30	\$92.00	\$34.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05286-0001	3-05287-0001	3-05279-0043
Address	30 OCEAN PARKWAY	10 OCEAN PARKWAY	829 GREENWOOD AVENUE
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	133	135
Year Built	1936	1927	1982
Gross SqFt	169,422	136,362	104,640
Estimated Gross Income	\$1,839,922	\$1,372,974	\$2,163,800
Gross Income per SqFt	\$10.86	\$10.07	\$20.68
Full Market Value	\$6,490,000	\$4,640,000	\$9,670,000
Market Value per SqFt	\$38.30	\$34.00	\$92.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05305-0051	3-05328-0037	3-05307-0045
Address	36 DAHILL ROAD	178 OCEAN PARKWAY	70 DAHILL ROAD
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	96	122
Year Built	1950	1928	1934
Gross SqFt	79,000	94,050	149,450
Estimated Gross Income	\$649,611	\$862,969	\$965,200
Gross Income per SqFt	\$8.22	\$9.18	\$6.46
Full Market Value	\$1,990,000	\$2,840,000	\$2,960,000
Market Value per SqFt	\$25.20	\$30.00	\$19.81
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05307-0070	3-05307-0045	3-05328-0037
Address	40 TEHAMA STREET	70 DAHILL ROAD	178 OCEAN PARKWAY
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	122	96
Year Built	1931	1934	1928
Gross SqFt	98,604	149,450	94,050
Estimated Gross Income	\$1,068,867	\$965,200	\$862,969
Gross Income per SqFt	\$10.84	\$6.46	\$9.18
Full Market Value	\$3,770,000	\$2,960,000	\$2,840,000
Market Value per SqFt	\$38.20	\$20.00	\$30.20
Distance from Cooperative in miles		0.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05319-0024	3-05328-0037	3-05307-0045
Address	100 OCEAN PARKWAY	178 OCEAN PARKWAY	70 DAHILL ROAD
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	96	122
Year Built	1953	1928	1934
Gross SqFt	138,600	94,050	149,450
Estimated Gross Income	\$1,674,288	\$862,969	\$965,200
Gross Income per SqFt	\$12.08	\$9.18	\$6.46
Full Market Value	\$5,900,000	\$2,840,000	\$2,960,000
Market Value per SqFt	\$42.60	\$30.00	\$19.81
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05320-0001	3-05307-0045	3-05328-0037
Address	71 OCEAN PARKWAY	70 DAHILL ROAD	178 OCEAN PARKWAY
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	122	96
Year Built	1936	1934	1928
Gross SqFt	89,026	149,450	94,050
Estimated Gross Income	\$562,036	\$965,200	\$862,969
Gross Income per SqFt	\$6.31	\$6.46	\$9.18
Full Market Value	\$1,730,000	\$2,960,000	\$2,840,000
Market Value per SqFt	\$19.43	\$20.00	\$30.20
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05320-0046	3-05324-0001	3-05325-0065
Address	81 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	268	48
Year Built	1938	1960	1937
Gross SqFt	92,805	245,202	49,800
Estimated Gross Income	\$488,815	\$3,263,686	\$316,318
Gross Income per SqFt	\$5.27	\$13.31	\$6.35
Full Market Value	\$1,500,000	\$12,300,000	\$971,000
Market Value per SqFt	\$16.16	\$50.00	\$19.50
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05321-0010	3-05324-0001	3-05325-0065
Address	625 CATON AVENUE	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	268	48
Year Built	1936	1960	1937
Gross SqFt	54,000	245,202	49,800
Estimated Gross Income	\$372,060	\$3,263,686	\$316,318
Gross Income per SqFt	\$6.89	\$13.31	\$6.35
Full Market Value	\$1,140,000	\$12,300,000	\$971,000
Market Value per SqFt	\$21.11	\$50.00	\$19.50
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05328-0010	3-05324-0001	3-05325-0065
Address	110 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	268	48
Year Built	1953	1960	1937
Gross SqFt	72,000	245,202	49,800
Estimated Gross Income	\$869,760	\$3,263,686	\$316,318
Gross Income per SqFt	\$12.08	\$13.31	\$6.35
Full Market Value	\$3,070,000	\$12,300,000	\$971,000
Market Value per SqFt	\$42.60	\$50.00	\$19.50
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05328-0032	3-05324-0001	3-05325-0065
Address	160 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	268	48
Year Built	1956	1960	1937
Gross SqFt	58,200	245,202	49,800
Estimated Gross Income	\$703,056	\$3,263,686	\$316,318
Gross Income per SqFt	\$12.08	\$13.31	\$6.35
Full Market Value	\$2,480,000	\$12,300,000	\$971,000
Market Value per SqFt	\$42.60	\$50.00	\$19.50
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05328-0051	3-05324-0001	3-05325-0065
Address	283 EAST 5 STREET	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	268	48
Year Built	1935	1960	1937
Gross SqFt	28,200	245,202	49,800
Estimated Gross Income	\$305,688	\$3,263,686	\$316,318
Gross Income per SqFt	\$10.84	\$13.31	\$6.35
Full Market Value	\$1,080,000	\$12,300,000	\$971,000
Market Value per SqFt	\$38.30	\$50.00	\$19.50
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05329-0062	3-05324-0001	3-05325-0065
Address	179 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	268	48
Year Built	1923	1960	1937
Gross SqFt	38,800	245,202	49,800
Estimated Gross Income	\$351,000	\$3,263,686	\$316,318
Gross Income per SqFt	\$9.05	\$13.31	\$6.35
Full Market Value	\$1,160,000	\$12,300,000	\$971,000
Market Value per SqFt	\$29.90	\$50.00	\$19.50
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05329-0072	3-05324-0001	3-05325-0065
Address	135 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	286	268	48
Year Built	1965	1960	1937
Gross SqFt	334,581	245,202	49,800
Estimated Gross Income	\$4,041,738	\$3,263,686	\$316,318
Gross Income per SqFt	\$12.08	\$13.31	\$6.35
Full Market Value	\$14,200,000	\$12,300,000	\$971,000
Market Value per SqFt	\$42.40	\$50.00	\$19.50
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05336-0082	3-05324-0001	3-05325-0065
Address	303 BEVERLY ROAD	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	268	48
Year Built	1956	1960	1937
Gross SqFt	191,476	245,202	49,800
Estimated Gross Income	\$1,265,656	\$3,263,686	\$316,318
Gross Income per SqFt	\$6.61	\$13.31	\$6.35
Full Market Value	\$3,890,000	\$12,300,000	\$971,000
Market Value per SqFt	\$20.32	\$50.00	\$19.50
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05337-0007	3-05324-0001	3-05325-0065
Address	414 ALBEMARLE ROAD	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	268	48
Year Built	1941	1960	1937
Gross SqFt	50,400	245,202	49,800
Estimated Gross Income	\$546,336	\$3,263,686	\$316,318
Gross Income per SqFt	\$10.84	\$13.31	\$6.35
Full Market Value	\$1,930,000	\$12,300,000	\$971,000
Market Value per SqFt	\$38.30	\$50.00	\$19.50
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05337-0076	3-05324-0001	3-05325-0065
Address	415 BEVERLY ROAD	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	268	48
Year Built	1963	1960	1937
Gross SqFt	110,000	245,202	49,800
Estimated Gross Income	\$1,328,800	\$3,263,686	\$316,318
Gross Income per SqFt	\$12.08	\$13.31	\$6.35
Full Market Value	\$4,680,000	\$12,300,000	\$971,000
Market Value per SqFt	\$42.50	\$50.00	\$19.50
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05338-0070	3-05324-0001	3-05325-0065
Address	230 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	268	48
Year Built	1926	1960	1937
Gross SqFt	49,518	245,202	49,800
Estimated Gross Income	\$460,658	\$3,263,686	\$316,318
Gross Income per SqFt	\$9.30	\$13.31	\$6.35
Full Market Value	\$1,520,000	\$12,300,000	\$971,000
Market Value per SqFt	\$30.70	\$50.00	\$19.50
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05338-0075	3-05324-0001	3-05325-0065
Address	240 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	268	48
Year Built	1938	1960	1937
Gross SqFt	52,872	245,202	49,800
Estimated Gross Income	\$364,288	\$3,263,686	\$316,318
Gross Income per SqFt	\$6.89	\$13.31	\$6.35
Full Market Value	\$1,120,000	\$12,300,000	\$971,000
Market Value per SqFt	\$21.18	\$50.00	\$19.50
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05339-0001	3-05324-0001	3-05325-0065
Address	205 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	268	48
Year Built	1963	1960	1937
Gross SqFt	55,800	245,202	49,800
Estimated Gross Income	\$674,064	\$3,263,686	\$316,318
Gross Income per SqFt	\$12.08	\$13.31	\$6.35
Full Market Value	\$2,380,000	\$12,300,000	\$971,000
Market Value per SqFt	\$42.70	\$50.00	\$19.50
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05339-0061	3-05324-0001	3-05325-0065
Address	225 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	268	48
Year Built	1963	1960	1937
Gross SqFt	61,920	245,202	49,800
Estimated Gross Income	\$440,251	\$3,263,686	\$316,318
Gross Income per SqFt	\$7.11	\$13.31	\$6.35
Full Market Value	\$1,350,000	\$12,300,000	\$971,000
Market Value per SqFt	\$21.80	\$50.00	\$19.50
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05340-0015	3-05324-0001	3-05325-0065
Address	192 EAST 8 STREET	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	268	48
Year Built	1940	1960	1937
Gross SqFt	34,200	245,202	49,800
Estimated Gross Income	\$370,728	\$3,263,686	\$316,318
Gross Income per SqFt	\$10.84	\$13.31	\$6.35
Full Market Value	\$1,310,000	\$12,300,000	\$971,000
Market Value per SqFt	\$38.30	\$50.00	\$19.50
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05355-0001	3-05358-0071	3-05355-0012
Address	302 BEVERLY ROAD	305 OCEAN PARKWAY	392 EAST 4 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	88	60	28
Year Built	1961	1941	1928
Gross SqFt	80,604	62,400	22,176
Estimated Gross Income	\$973,696	\$628,055	\$329,120
Gross Income per SqFt	\$12.08	\$10.06	\$14.84
Full Market Value	\$3,430,000	\$2,120,000	\$1,300,000
Market Value per SqFt	\$42.60	\$34.00	\$59.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05356-0042	3-05362-0002	3-05360-0082
Address	403 AVENUE C	4219 15 AVENUE	285 EAST 8 STREET
Neighborhood	OCEAN PARKWAY-NORTH	BOROUGH PARK	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	72	12	16
Year Built	1915	1930	1930
Gross SqFt	59,600	12,800	11,000
Estimated Gross Income	\$646,064	\$130,560	\$125,359
Gross Income per SqFt	\$10.84	\$10.20	\$11.40
Full Market Value	\$2,280,000	\$441,000	\$442,000
Market Value per SqFt	\$38.30	\$35.00	\$40.20
Distance from Cooperative in miles		0.60	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05357-0005	3-05360-0082	3-05362-0002
Address	260 OCEAN PARKWAY	285 EAST 8 STREET	4219 15 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	BOROUGH PARK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	77	16	12
Year Built	1930	1930	1930
Gross SqFt	86,946	11,000	12,800
Estimated Gross Income	\$599,057	\$125,359	\$130,560
Gross Income per SqFt	\$6.89	\$11.40	\$10.20
Full Market Value	\$1,840,000	\$442,000	\$441,000
Market Value per SqFt	\$21.16	\$40.00	\$34.50
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05357-0017	3-05360-0082	3-05362-0002
Address	280 OCEAN PARKWAY	285 EAST 8 STREET	4219 15 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	BOROUGH PARK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	114	16	12
Year Built	1941	1930	1930
Gross SqFt	132,200	11,000	12,800
Estimated Gross Income	\$910,858	\$125,359	\$130,560
Gross Income per SqFt	\$6.89	\$11.40	\$10.20
Full Market Value	\$2,800,000	\$442,000	\$441,000
Market Value per SqFt	\$21.18	\$40.00	\$34.50
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05357-0030	3-05360-0082	3-05362-0002
Address	300 OCEAN PARKWAY	285 EAST 8 STREET	4219 15 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	BOROUGH PARK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	94	16	12
Year Built	1941	1930	1930
Gross SqFt	106,500	11,000	12,800
Estimated Gross Income	\$733,785	\$125,359	\$130,560
Gross Income per SqFt	\$6.89	\$11.40	\$10.20
Full Market Value	\$2,250,000	\$442,000	\$441,000
Market Value per SqFt	\$21.13	\$40.00	\$34.50
Distance from Cooperative in miles		0.20	0.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05358-0063	3-05355-0012	3-05360-0082
Address	315 OCEAN PARKWAY	392 EAST 4 STREET	285 EAST 8 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	90	28	16
Year Built	1961	1928	1930
Gross SqFt	90,000	22,176	11,000
Estimated Gross Income	\$620,100	\$329,120	\$125,359
Gross Income per SqFt	\$6.89	\$14.84	\$11.40
Full Market Value	\$1,900,000	\$1,300,000	\$442,000
Market Value per SqFt	\$21.11	\$59.00	\$40.20
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05363-0061	3-05360-0082	3-05362-0002
Address	1529 42 STREET	285 EAST 8 STREET	4219 15 AVENUE
Neighborhood	BOROUGH PARK	OCEAN PARKWAY-NORTH	BOROUGH PARK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	29	16	12
Year Built	1927	1930	1930
Gross SqFt	46,000	11,000	12,800
Estimated Gross Income	\$498,640	\$125,359	\$130,560
Gross Income per SqFt	\$10.84	\$11.40	\$10.20
Full Market Value	\$1,760,000	\$442,000	\$441,000
Market Value per SqFt	\$38.30	\$40.00	\$34.50
Distance from Cooperative in miles		0.75	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05374-0010	3-08805-0036	3-08805-0134
Address	340 OCEAN PARKWAY	2790 COYLE STREET	2815 COYLE STREET
Neighborhood	OCEAN PARKWAY-NORTH	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	76	78
Year Built	1962	1961	1961
Gross SqFt	73,026	73,000	67,000
Estimated Gross Income	\$883,615	\$887,570	\$806,455
Gross Income per SqFt	\$12.10	\$12.16	\$12.04
Full Market Value	\$3,110,000	\$3,130,000	\$2,840,000
Market Value per SqFt	\$42.60	\$43.00	\$42.40
Distance from Cooperative in miles		4.35	4.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05374-0017	3-05390-0080	3-05409-0001
Address	354 OCEAN PARKWAY	441 OCEAN PARKWAY	202 AVENUE F
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	42	48
Year Built	1941	1936	1930
Gross SqFt	40,200	43,200	47,600
Estimated Gross Income	\$343,509	\$334,817	\$444,784
Gross Income per SqFt	\$8.55	\$7.75	\$9.34
Full Market Value	\$1,130,000	\$1,030,000	\$1,470,000
Market Value per SqFt	\$28.10	\$24.00	\$30.90
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05374-0021	3-07155-0004	3-07179-0058
Address	370 OCEAN PARKWAY	2250 EAST 4 STREET	2375 EAST 3 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	133	116	135
Year Built	1961	1962	1957
Gross SqFt	111,861	125,160	112,320
Estimated Gross Income	\$1,296,469	\$1,256,775	\$1,476,059
Gross Income per SqFt	\$11.59	\$10.04	\$13.14
Full Market Value	\$4,570,000	\$4,250,000	\$5,550,000
Market Value per SqFt	\$40.90	\$34.00	\$49.40
Distance from Cooperative in miles		3.10	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05374-0030	3-06497-0038	3-06501-0018
Address	386 OCEAN PARKWAY	788 EAST 10 STREET	402 FOSTER AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	38	40
Year Built	1922	1926	1928
Gross SqFt	31,104	28,800	32,000
Estimated Gross Income	\$243,855	\$238,476	\$236,455
Gross Income per SqFt	\$7.84	\$8.28	\$7.39
Full Market Value	\$749,000	\$786,000	\$726,000
Market Value per SqFt	\$24.08	\$27.00	\$22.69
Distance from Cooperative in miles		0.70	0.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05375-0049	3-05389-0034	3-05389-0067
Address	415 OCEAN PARKWAY	470 OCEAN PARKWAY	623 EAST 5 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	72	48
Year Built	1900	1931	1932
Gross SqFt	60,000	72,600	41,963
Estimated Gross Income	\$633,000	\$612,202	\$490,021
Gross Income per SqFt	\$10.55	\$8.43	\$11.68
Full Market Value	\$2,140,000	\$2,020,000	\$1,730,000
Market Value per SqFt	\$35.70	\$28.00	\$41.20
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05375-0058	3-06382-0006	3-06383-0006
Address	399 OCEAN PARKWAY	2225 BENSON AVENUE	2255 BENSON AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	69	69
Year Built	1963	1960	1960
Gross SqFt	54,000	52,542	54,210
Estimated Gross Income	\$674,460	\$641,337	\$691,887
Gross Income per SqFt	\$12.49	\$12.21	\$12.76
Full Market Value	\$2,540,000	\$2,260,000	\$2,600,000
Market Value per SqFt	\$47.00	\$43.00	\$48.00
Distance from Cooperative in miles		2.95	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05376-0058	3-05390-0066	3-05425-0001
Address	515 EAST 7 STREET	465 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	123	98	80
Year Built	1961	1951	1956
Gross SqFt	114,780	88,728	87,411
Estimated Gross Income	\$1,096,149	\$948,891	\$735,049
Gross Income per SqFt	\$9.55	\$10.69	\$8.41
Full Market Value	\$3,700,000	\$3,210,000	\$2,420,000
Market Value per SqFt	\$32.20	\$36.00	\$27.70
Distance from Cooperative in miles		0.20	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05376-0068	3-06104-0004	3-07011-0011
Address	495 EAST 7 STREET	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	70	122
Year Built	1962	1957	1972
Gross SqFt	84,000	81,200	102,000
Estimated Gross Income	\$1,181,880	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$14.07	\$13.05	\$15.09
Full Market Value	\$4,690,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$56.00	\$49.00	\$42.60
Distance from Cooperative in miles		3.80	4.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05376-0076	3-05390-0066	3-05425-0001
Address	465 EAST 7 STREET	465 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	125	98	80
Year Built	1963	1951	1956
Gross SqFt	102,550	88,728	87,411
Estimated Gross Income	\$979,353	\$948,891	\$735,049
Gross Income per SqFt	\$9.55	\$10.69	\$8.41
Full Market Value	\$3,310,000	\$3,210,000	\$2,420,000
Market Value per SqFt	\$32.30	\$36.00	\$27.70
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05377-0043	3-05412-0014	3-05389-0034
Address	811 CORTELYOU ROAD	602 OCEAN PARKWAY	470 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	78	72
Year Built	1941	1930	1931
Gross SqFt	96,000	78,718	72,600
Estimated Gross Income	\$900,960	\$813,592	\$612,202
Gross Income per SqFt	\$9.39	\$10.34	\$8.43
Full Market Value	\$2,970,000	\$2,750,000	\$2,020,000
Market Value per SqFt	\$30.90	\$35.00	\$27.80
Distance from Cooperative in miles		0.50	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05380-0001	3-05389-0067	3-06126-0036
Address	4217 16 AVENUE	623 EAST 5 STREET	368 97 STREET
Neighborhood	BOROUGH PARK	OCEAN PARKWAY-NORTH	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	53
Year Built	1931	1932	1937
Gross SqFt	47,820	41,963	42,168
Estimated Gross Income	\$527,455	\$490,021	\$437,890
Gross Income per SqFt	\$11.03	\$11.68	\$10.38
Full Market Value	\$1,860,000	\$1,730,000	\$1,480,000
Market Value per SqFt	\$38.90	\$41.00	\$35.10
Distance from Cooperative in miles		0.40	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05389-0010	3-05389-0034	3-05389-0067
Address	430 OCEAN PARKWAY	470 OCEAN PARKWAY	623 EAST 5 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	72	48
Year Built	1941	1931	1932
Gross SqFt	88,277	72,600	41,963
Estimated Gross Income	\$887,625	\$612,202	\$490,021
Gross Income per SqFt	\$10.05	\$8.43	\$11.68
Full Market Value	\$3,000,000	\$2,020,000	\$1,730,000
Market Value per SqFt	\$34.00	\$28.00	\$41.20
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05389-0041	3-07128-0005	3-07198-0006
Address	488 OCEAN PARKWAY	380 AVENUE U	410 AVENUE X
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	60	45
Year Built	1958	1962	1957
Gross SqFt	43,116	54,100	43,974
Estimated Gross Income	\$444,310	\$492,922	\$505,899
Gross Income per SqFt	\$10.30	\$9.11	\$11.50
Full Market Value	\$1,500,000	\$1,620,000	\$1,780,000
Market Value per SqFt	\$34.80	\$30.00	\$40.50
Distance from Cooperative in miles		2.85	3.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05389-0046	3-06498-0055	3-05390-0053
Address	490 OCEAN PARKWAY	1001 AVENUE H	493 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	38	31
Year Built	1931	1927	1919
Gross SqFt	37,400	32,200	37,400
Estimated Gross Income	\$281,996	\$246,787	\$277,643
Gross Income per SqFt	\$7.54	\$7.66	\$7.42
Full Market Value	\$866,000	\$758,000	\$852,000
Market Value per SqFt	\$23.16	\$24.00	\$22.78
Distance from Cooperative in miles		0.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05390-0084	3-05412-0014	3-05389-0034
Address	435 OCEAN PARKWAY	602 OCEAN PARKWAY	470 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	78	72
Year Built	1942	1930	1931
Gross SqFt	65,400	78,718	72,600
Estimated Gross Income	\$613,779	\$813,592	\$612,202
Gross Income per SqFt	\$9.39	\$10.34	\$8.43
Full Market Value	\$2,020,000	\$2,750,000	\$2,020,000
Market Value per SqFt	\$30.90	\$35.00	\$27.80
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05391-0061	3-06104-0004	3-07011-0011
Address	599 EAST 7 STREET	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	70	122
Year Built	1961	1957	1972
Gross SqFt	104,100	81,200	102,000
Estimated Gross Income	\$1,464,697	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$14.07	\$13.05	\$15.09
Full Market Value	\$5,810,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$56.00	\$49.00	\$42.60
Distance from Cooperative in miles		3.75	4.40

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05392-0001	3-05399-0015	3-05428-0031
Address	800 CORTELYOU ROAD	514 OCEAN PARKWAY	250 PARKVILLE AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	74	63
Year Built	1960	1962	1963
Gross SqFt	80,604	64,800	57,660
Estimated Gross Income	\$920,901	\$785,184	\$618,862
Gross Income per SqFt	\$11.43	\$12.12	\$10.73
Full Market Value	\$3,250,000	\$2,770,000	\$2,090,000
Market Value per SqFt	\$40.30	\$43.00	\$36.20
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05392-0042	3-05421-0035	3-05422-0050
Address	478 EAST 9 STREET	312 WEBSTER AVENUE	49 PARKVILLE AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	38	37
Year Built	1916	1930	1931
Gross SqFt	21,964	25,500	28,000
Estimated Gross Income	\$263,348	\$318,759	\$321,446
Gross Income per SqFt	\$11.99	\$12.50	\$11.48
Full Market Value	\$928,000	\$1,200,000	\$1,130,000
Market Value per SqFt	\$42.30	\$47.00	\$40.40
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05399-0007	3-05389-0034	3-05389-0067
Address	510 OCEAN PARKWAY	470 OCEAN PARKWAY	623 EAST 5 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	72	48
Year Built	1931	1931	1932
Gross SqFt	30,850	72,600	41,963
Estimated Gross Income	\$318,681	\$612,202	\$490,021
Gross Income per SqFt	\$10.33	\$8.43	\$11.68
Full Market Value	\$1,080,000	\$2,020,000	\$1,730,000
Market Value per SqFt	\$35.00	\$28.00	\$41.20
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05399-0021	3-05399-0015	3-05428-0031
Address	540 OCEAN PARKWAY	514 OCEAN PARKWAY	250 PARKVILLE AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	74	63
Year Built	1962	1962	1963
Gross SqFt	130,496	64,800	57,660
Estimated Gross Income	\$1,490,917	\$785,184	\$618,862
Gross Income per SqFt	\$11.43	\$12.12	\$10.73
Full Market Value	\$5,260,000	\$2,770,000	\$2,090,000
Market Value per SqFt	\$40.30	\$43.00	\$36.20
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05399-0041	3-05389-0034	3-05389-0067
Address	570 OCEAN PARKWAY	470 OCEAN PARKWAY	623 EAST 5 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	72	48
Year Built	1931	1931	1932
Gross SqFt	39,600	72,600	41,963
Estimated Gross Income	\$409,068	\$612,202	\$490,021
Gross Income per SqFt	\$10.33	\$8.43	\$11.68
Full Market Value	\$1,380,000	\$2,020,000	\$1,730,000
Market Value per SqFt	\$34.80	\$28.00	\$41.20
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05400-0091	3-06382-0006	3-06383-0006
Address	525 OCEAN PARKWAY	2225 BENSON AVENUE	2255 BENSON AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	69	69
Year Built	1963	1960	1960
Gross SqFt	62,226	52,542	54,210
Estimated Gross Income	\$777,203	\$641,337	\$691,887
Gross Income per SqFt	\$12.49	\$12.21	\$12.76
Full Market Value	\$2,920,000	\$2,260,000	\$2,600,000
Market Value per SqFt	\$46.90	\$43.00	\$48.00
Distance from Cooperative in miles		2.65	2.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05417-0015	3-05389-0067	3-05417-0020
Address	3845 18 AVENUE	623 EAST 5 STREET	3841 18 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	53
Year Built	1930	1932	1930
Gross SqFt	45,738	41,963	41,900
Estimated Gross Income	\$529,188	\$490,021	\$480,269
Gross Income per SqFt	\$11.57	\$11.68	\$11.46
Full Market Value	\$1,870,000	\$1,730,000	\$1,690,000
Market Value per SqFt	\$40.90	\$41.00	\$40.30
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05417-0058	3-07158-0033	3-07197-0001
Address	275 WEBSTER AVENUE	2245 OCEAN PARKWAY	388 AVENUE X
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	74	76
Year Built	1964	1958	1957
Gross SqFt	73,584	67,620	74,834
Estimated Gross Income	\$841,065	\$768,374	\$860,280
Gross Income per SqFt	\$11.43	\$11.36	\$11.50
Full Market Value	\$2,960,000	\$2,710,000	\$3,030,000
Market Value per SqFt	\$40.20	\$40.00	\$40.50
Distance from Cooperative in miles		2.65	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05418-0049	3-05389-0034	3-05425-0001
Address	345 WEBSTER AVENUE	470 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	145	72	80
Year Built	1959	1931	1956
Gross SqFt	158,230	72,600	87,411
Estimated Gross Income	\$1,511,097	\$612,202	\$735,049
Gross Income per SqFt	\$9.55	\$8.43	\$8.41
Full Market Value	\$5,110,000	\$2,020,000	\$2,420,000
Market Value per SqFt	\$32.30	\$28.00	\$27.70
Distance from Cooperative in miles		0.35	0.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05424-0001	3-06104-0004	3-07011-0011
Address	715 OCEAN PARKWAY	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	70	122
Year Built	1954	1957	1972
Gross SqFt	93,000	81,200	102,000
Estimated Gross Income	\$1,308,510	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$14.07	\$13.05	\$15.09
Full Market Value	\$5,190,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$56.00	\$49.00	\$42.60
Distance from Cooperative in miles		3.70	4.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05440-0010	3-05670-0047	3-05024-0063
Address	2 WEBSTER AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	30	11	16
Year Built	1931	1916	1931
Gross SqFt	34,580	22,500	7,596
Estimated Gross Income	\$317,790	\$359,607	\$127,812
Gross Income per SqFt	\$9.19	\$15.98	\$16.83
Full Market Value	\$897,000	\$1,460,000	\$520,000
Market Value per SqFt	\$25.90	\$65.00	\$68.00
Distance from Cooperative in miles		0.85	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05440-0015	3-05670-0047	3-05024-0063
Address	22 WEBSTER AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	60	11	16
Year Built	1955	1916	1931
Gross SqFt	76,840	22,500	7,596
Estimated Gross Income	\$706,160	\$359,607	\$127,812
Gross Income per SqFt	\$9.19	\$15.98	\$16.83
Full Market Value	\$2,330,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.30	\$65.00	\$68.00
Distance from Cooperative in miles		0.85	2.40

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05453-0018	3-05670-0047	3-05024-0063
Address	1528 49 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	64	11	16
Year Built	1939	1916	1931
Gross SqFt	70,800	22,500	7,596
Estimated Gross Income	\$635,784	\$359,607	\$127,812
Gross Income per SqFt	\$8.98	\$15.98	\$16.83
Full Market Value	\$2,100,000	\$1,460,000	\$520,000
Market Value per SqFt	\$29.70	\$65.00	\$68.00
Distance from Cooperative in miles		0.35	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05454-0045	3-05670-0047	3-05024-0063
Address	4910 17 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	55	11	16
Year Built	1931	1916	1931
Gross SqFt	66,000	22,500	7,596
Estimated Gross Income	\$588,720	\$359,607	\$127,812
Gross Income per SqFt	\$8.92	\$15.98	\$16.83
Full Market Value	\$1,940,000	\$1,460,000	\$520,000
Market Value per SqFt	\$29.40	\$65.00	\$68.00
Distance from Cooperative in miles		0.50	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05495-1014	3-05670-0047	3-05024-0063
Address	1176 OCEAN PARKWAY	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	120	11	16
Year Built	1952	1916	1931
Gross SqFt	92,250	22,500	7,596
Estimated Gross Income	\$949,253	\$359,607	\$127,812
Gross Income per SqFt	\$10.29	\$15.98	\$16.83
Full Market Value	\$3,210,000	\$1,460,000	\$520,000
Market Value per SqFt	\$34.80	\$65.00	\$68.00
Distance from Cooperative in miles		1.30	2.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05495-1018	3-05670-0047	3-05024-0063
Address	1170 OCEAN PARKWAY	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	155	11	16
Year Built	1965	1916	1931
Gross SqFt	226,980	22,500	7,596
Estimated Gross Income	\$2,335,624	\$359,607	\$127,812
Gross Income per SqFt	\$10.29	\$15.98	\$16.83
Full Market Value	\$7,890,000	\$1,460,000	\$520,000
Market Value per SqFt	\$34.80	\$65.00	\$68.00
Distance from Cooperative in miles		1.30	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05496-0004	3-05670-0047	3-05024-0063
Address	5715 15 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	60	11	16
Year Built	1939	1916	1931
Gross SqFt	61,800	22,500	7,596
Estimated Gross Income	\$749,634	\$359,607	\$127,812
Gross Income per SqFt	\$12.13	\$15.98	\$16.83
Full Market Value	\$2,640,000	\$1,460,000	\$520,000
Market Value per SqFt	\$42.70	\$65.00	\$68.00
Distance from Cooperative in miles		0.35	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05548-0050	3-05670-0047	3-05024-0063
Address	1967 65 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	11	16
Year Built	1931	1916	1931
Gross SqFt	18,920	22,500	7,596
Estimated Gross Income	\$173,307	\$359,607	\$127,812
Gross Income per SqFt	\$9.16	\$15.98	\$16.83
Full Market Value	\$571,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.20	\$65.00	\$68.00
Distance from Cooperative in miles		1.05	3.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05548-0053	3-05670-0047	3-05024-0063
Address	1961 65 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	11	16
Year Built	1931	1916	1931
Gross SqFt	18,920	22,500	7,596
Estimated Gross Income	\$173,307	\$359,607	\$127,812
Gross Income per SqFt	\$9.16	\$15.98	\$16.83
Full Market Value	\$571,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.20	\$65.00	\$68.00
Distance from Cooperative in miles		1.05	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05548-0056	3-05670-0047	3-05024-0063
Address	1953 65 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	11	16
Year Built	1931	1916	1931
Gross SqFt	18,920	22,500	7,596
Estimated Gross Income	\$173,307	\$359,607	\$127,812
Gross Income per SqFt	\$9.16	\$15.98	\$16.83
Full Market Value	\$571,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.20	\$65.00	\$68.00
Distance from Cooperative in miles		1.05	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05548-0059	3-05670-0047	3-05024-0063
Address	1947 65 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	11	16
Year Built	1931	1916	1931
Gross SqFt	18,920	22,500	7,596
Estimated Gross Income	\$173,875	\$359,607	\$127,812
Gross Income per SqFt	\$9.19	\$15.98	\$16.83
Full Market Value	\$573,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.30	\$65.00	\$68.00
Distance from Cooperative in miles		1.05	3.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05548-0062	3-05670-0047	3-05024-0063
Address	1941 65 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	11	16
Year Built	1931	1916	1931
Gross SqFt	18,920	22,500	7,596
Estimated Gross Income	\$173,307	\$359,607	\$127,812
Gross Income per SqFt	\$9.16	\$15.98	\$16.83
Full Market Value	\$571,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.20	\$65.00	\$68.00
Distance from Cooperative in miles		1.05	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05597-0058	3-05670-0047	3-05024-0063
Address	1163 43 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	11	16
Year Built	1926	1916	1931
Gross SqFt	17,800	22,500	7,596
Estimated Gross Income	\$142,934	\$359,607	\$127,812
Gross Income per SqFt	\$8.03	\$15.98	\$16.83
Full Market Value	\$439,000	\$1,460,000	\$520,000
Market Value per SqFt	\$24.66	\$65.00	\$68.00
Distance from Cooperative in miles		0.60	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05597-0061	3-05670-0047	3-05024-0063
Address	1157 43 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	11	16
Year Built	1926	1916	1931
Gross SqFt	17,800	22,500	7,596
Estimated Gross Income	\$142,934	\$359,607	\$127,812
Gross Income per SqFt	\$8.03	\$15.98	\$16.83
Full Market Value	\$439,000	\$1,460,000	\$520,000
Market Value per SqFt	\$24.66	\$65.00	\$68.00
Distance from Cooperative in miles		0.60	2.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05601-0001	3-05670-0047	3-05024-0063
Address	4313 9 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	30	11	16
Year Built	1923	1916	1931
Gross SqFt	32,000	22,500	7,596
Estimated Gross Income	\$394,560	\$359,607	\$127,812
Gross Income per SqFt	\$12.33	\$15.98	\$16.83
Full Market Value	\$1,480,000	\$1,460,000	\$520,000
Market Value per SqFt	\$46.30	\$65.00	\$68.00
Distance from Cooperative in miles		0.75	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05606-0017	3-05670-0047	3-05024-0063
Address	1430 43 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	11	16
Year Built	1914	1916	1931
Gross SqFt	35,600	22,500	7,596
Estimated Gross Income	\$426,868	\$359,607	\$127,812
Gross Income per SqFt	\$11.99	\$15.98	\$16.83
Full Market Value	\$1,500,000	\$1,460,000	\$520,000
Market Value per SqFt	\$42.10	\$65.00	\$68.00
Distance from Cooperative in miles		0.50	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05611-0044	3-05670-0047	3-05024-0063
Address	4418 14 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	13	11	16
Year Built	1915	1916	1931
Gross SqFt	24,300	22,500	7,596
Estimated Gross Income	\$260,010	\$359,607	\$127,812
Gross Income per SqFt	\$10.70	\$15.98	\$16.83
Full Market Value	\$879,000	\$1,460,000	\$520,000
Market Value per SqFt	\$36.20	\$65.00	\$68.00
Distance from Cooperative in miles		0.45	2.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05623-0038	3-05670-0047	3-05024-0063
Address	4600 14 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	43	11	16
Year Built	1929	1916	1931
Gross SqFt	51,840	22,500	7,596
Estimated Gross Income	\$498,413	\$359,607	\$127,812
Gross Income per SqFt	\$9.61	\$15.98	\$16.83
Full Market Value	\$1,680,000	\$1,460,000	\$520,000
Market Value per SqFt	\$32.40	\$65.00	\$68.00
Distance from Cooperative in miles		0.35	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05633-0068	3-05670-0047	3-05024-0063
Address	4802 12 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	30	11	16
Year Built	1924	1916	1931
Gross SqFt	39,400	22,500	7,596
Estimated Gross Income	\$407,002	\$359,607	\$127,812
Gross Income per SqFt	\$10.33	\$15.98	\$16.83
Full Market Value	\$1,380,000	\$1,460,000	\$520,000
Market Value per SqFt	\$35.00	\$65.00	\$68.00
Distance from Cooperative in miles		0.35	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05657-0035	3-05670-0047	3-05024-0063
Address	5100 15 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	100	11	16
Year Built	1931	1916	1931
Gross SqFt	118,800	22,500	7,596
Estimated Gross Income	\$1,218,532	\$359,607	\$127,812
Gross Income per SqFt	\$10.26	\$15.98	\$16.83
Full Market Value	\$4,120,000	\$1,460,000	\$520,000
Market Value per SqFt	\$34.70	\$65.00	\$68.00
Distance from Cooperative in miles		0.20	2.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05678-0022	3-05670-0047	3-05024-0063
Address	1440 54 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	59	11	16
Year Built	1938	1916	1931
Gross SqFt	63,900	22,500	7,596
Estimated Gross Income	\$583,822	\$359,607	\$127,812
Gross Income per SqFt	\$9.14	\$15.98	\$16.83
Full Market Value	\$1,920,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.00	\$65.00	\$68.00
Distance from Cooperative in miles		0.15	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05692-0040	3-05670-0047	3-05024-0063
Address	5624 15 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	54	11	16
Year Built	1939	1916	1931
Gross SqFt	59,040	22,500	7,596
Estimated Gross Income	\$551,066	\$359,607	\$127,812
Gross Income per SqFt	\$9.33	\$15.98	\$16.83
Full Market Value	\$1,820,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.80	\$65.00	\$68.00
Distance from Cooperative in miles		0.20	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05708-0017	3-05670-0047	3-05024-0063
Address	946 59 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	11	16
Year Built	1930	1916	1931
Gross SqFt	16,704	22,500	7,596
Estimated Gross Income	\$174,133	\$359,607	\$127,812
Gross Income per SqFt	\$10.42	\$15.98	\$16.83
Full Market Value	\$588,000	\$1,460,000	\$520,000
Market Value per SqFt	\$35.20	\$65.00	\$68.00
Distance from Cooperative in miles		0.65	3.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05770-0036	3-06683-0052	3-08470-1018
Address	880 68 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	69	35	98
Year Built	1963	1931	2000
Gross SqFt	52,560	25,075	107,569
Estimated Gross Income	\$541,504	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.30	\$15.12	\$41.20
Full Market Value	\$1,830,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.80	\$43.00	\$207.00
Distance from Cooperative in miles		3.15	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05770-0045	3-06683-0052	3-08470-1018
Address	877 BAY RIDGE AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	64	35	98
Year Built	1963	1931	2000
Gross SqFt	54,600	25,075	107,569
Estimated Gross Income	\$588,640	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.78	\$15.12	\$41.20
Full Market Value	\$1,990,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$36.40	\$43.00	\$207.00
Distance from Cooperative in miles		3.15	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05772-0021	3-06683-0052	3-08470-1018
Address	1046 68 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	DYKER HEIGHTS	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	35	98
Year Built	1987	1931	2000
Gross SqFt	8,505	25,075	107,569
Estimated Gross Income	\$124,343	\$379,025	\$4,433,111
Gross Income per SqFt	\$14.62	\$15.12	\$41.20
Full Market Value	\$493,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$58.00	\$43.00	\$207.00
Distance from Cooperative in miles		2.85	4.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05791-0013	3-05396-0048	3-06565-0044
Address	414 61 STREET	209 AVENUE F	223 AVENUE N
Neighborhood	SUNSET PARK	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	16	20
Year Built	1912	1915	1927
Gross SqFt	16,340	17,600	14,600
Estimated Gross Income	\$191,178	\$217,008	\$161,706
Gross Income per SqFt	\$11.70	\$12.33	\$11.08
Full Market Value	\$540,000	\$816,000	\$570,000
Market Value per SqFt	\$33.00	\$46.00	\$39.00
Distance from Cooperative in miles		2.25	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05825-0001	3-07050-0001	3-07052-0034
Address	260 65 STREET	2930 WEST 30 STREET	2966 WEST 28 STREET
Neighborhood	BAY RIDGE	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	420	371	333
Year Built	1971	1972	1970
Gross SqFt	398,660	386,700	453,758
Estimated Gross Income	\$4,006,533	\$5,534,265	\$5,347,513
Gross Income per SqFt	\$10.05	\$14.31	\$11.78
Full Market Value	\$11,300,000	\$15,600,000	\$15,100,000
Market Value per SqFt	\$28.30	\$40.00	\$33.30
Distance from Cooperative in miles		4.75	4.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05826-0001	3-07050-0001	3-07052-0034
Address	350 65 STREET	2930 WEST 30 STREET	2966 WEST 28 STREET
Neighborhood	BAY RIDGE	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	391	371	333
Year Built	1971	1972	1970
Gross SqFt	360,080	386,700	453,758
Estimated Gross Income	\$3,615,203	\$5,534,265	\$5,347,513
Gross Income per SqFt	\$10.04	\$14.31	\$11.78
Full Market Value	\$10,200,000	\$15,600,000	\$15,100,000
Market Value per SqFt	\$28.30	\$40.00	\$33.30
Distance from Cooperative in miles		4.65	4.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05838-0006	3-06124-0012	3-06104-0004
Address	6665 COLONIAL ROAD	120 96 STREET	9303 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	78	70
Year Built	1954	1960	1957
Gross SqFt	63,113	72,000	81,200
Estimated Gross Income	\$803,428	\$870,440	\$1,059,393
Gross Income per SqFt	\$12.73	\$12.09	\$13.05
Full Market Value	\$3,020,000	\$3,070,000	\$3,980,000
Market Value per SqFt	\$47.90	\$43.00	\$49.00
Distance from Cooperative in miles		1.70	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05848-0040	3-06058-0001	3-06069-0004
Address	6702 RIDGE BOULEVARD	8801 SHORE ROAD	8831 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	140	122
Year Built	1936	1936	1931
Gross SqFt	42,722	275,892	129,024
Estimated Gross Income	\$381,080	\$2,102,681	\$1,170,620
Gross Income per SqFt	\$8.92	\$7.62	\$9.07
Full Market Value	\$1,260,000	\$6,460,000	\$3,860,000
Market Value per SqFt	\$29.50	\$23.00	\$29.90
Distance from Cooperative in miles		1.20	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05851-0033	3-05892-0041	3-06115-0151
Address	464 67 STREET	474 OVINGTON AVENUE	125 95 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	13	14
Year Built	1988	2000	2002
Gross SqFt	7,920	18,360	16,500
Estimated Gross Income	\$115,315	\$283,508	\$225,749
Gross Income per SqFt	\$14.56	\$15.44	\$13.68
Full Market Value	\$457,000	\$1,150,000	\$895,000
Market Value per SqFt	\$58.00	\$63.00	\$54.00
Distance from Cooperative in miles		0.25	1.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05853-0001	3-06058-0001	3-06069-0004
Address	6735 RIDGE BOULEVARD	8801 SHORE ROAD	8831 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	140	122
Year Built	1928	1936	1931
Gross SqFt	120,594	275,892	129,024
Estimated Gross Income	\$1,075,698	\$2,102,681	\$1,170,620
Gross Income per SqFt	\$8.92	\$7.62	\$9.07
Full Market Value	\$3,550,000	\$6,460,000	\$3,860,000
Market Value per SqFt	\$29.40	\$23.00	\$29.90
Distance from Cooperative in miles		1.20	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05858-0030	3-06123-0038	3-06100-0028
Address	760 67 STREET	450 95 STREET	28 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	72	83
Year Built	1938	1930	1926
Gross SqFt	45,900	61,818	64,800
Estimated Gross Income	\$638,010	\$796,616	\$965,220
Gross Income per SqFt	\$13.90	\$12.89	\$14.90
Full Market Value	\$2,530,000	\$2,990,000	\$3,830,000
Market Value per SqFt	\$55.00	\$48.00	\$59.00
Distance from Cooperative in miles		1.45	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05859-0015	3-07235-0001	3-07179-0058
Address	6801 SHORE ROAD	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	240	135
Year Built	1952	1951	1957
Gross SqFt	161,232	194,880	112,320
Estimated Gross Income	\$2,181,469	\$2,710,993	\$1,476,059
Gross Income per SqFt	\$13.53	\$13.91	\$13.14
Full Market Value	\$8,200,000	\$9,560,000	\$5,550,000
Market Value per SqFt	\$51.00	\$49.00	\$49.40
Distance from Cooperative in miles		5.10	4.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05861-0003	3-05396-0048	3-06565-0044
Address	6817 COLONIAL ROAD	209 AVENUE F	223 AVENUE N
Neighborhood	BAY RIDGE	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	16	20
Year Built	1930	1915	1927
Gross SqFt	19,937	17,600	14,600
Estimated Gross Income	\$233,263	\$217,008	\$161,706
Gross Income per SqFt	\$11.70	\$12.33	\$11.08
Full Market Value	\$822,000	\$816,000	\$570,000
Market Value per SqFt	\$41.20	\$46.00	\$39.00
Distance from Cooperative in miles		2.80	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05861-0043	3-05877-0001	3-06019-0041
Address	6802 RIDGE BOULEVARD	6917 8 AVENUE	8302 6 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	60	55	39
Year Built	1924	1926	1925
Gross SqFt	69,600	56,800	31,080
Estimated Gross Income	\$699,480	\$546,114	\$326,100
Gross Income per SqFt	\$10.05	\$9.61	\$10.49
Full Market Value	\$2,360,000	\$1,850,000	\$1,100,000
Market Value per SqFt	\$33.90	\$33.00	\$35.40
Distance from Cooperative in miles		1.00	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05869-0005	3-07128-0005	3-07198-0006
Address	6901 NARROWS AVENUE	380 AVENUE U	410 AVENUE X
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	60	45
Year Built	1963	1962	1957
Gross SqFt	35,040	54,100	43,974
Estimated Gross Income	\$361,087	\$492,922	\$505,899
Gross Income per SqFt	\$10.30	\$9.11	\$11.50
Full Market Value	\$1,220,000	\$1,620,000	\$1,780,000
Market Value per SqFt	\$34.80	\$30.00	\$40.50
Distance from Cooperative in miles		4.35	4.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05872-0057	3-06124-0012	3-06104-0004
Address	359 OVINGTON AVENUE	120 96 STREET	9303 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	78	70
Year Built	1953	1960	1957
Gross SqFt	65,952	72,000	81,200
Estimated Gross Income	\$839,569	\$870,440	\$1,059,393
Gross Income per SqFt	\$12.73	\$12.09	\$13.05
Full Market Value	\$3,160,000	\$3,070,000	\$3,980,000
Market Value per SqFt	\$47.90	\$43.00	\$49.00
Distance from Cooperative in miles		1.45	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05885-0103	3-06058-0001	3-06069-0004
Address	7002 RIDGE BOULEVARD	8801 SHORE ROAD	8831 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	140	122
Year Built	1931	1936	1931
Gross SqFt	87,174	275,892	129,024
Estimated Gross Income	\$777,592	\$2,102,681	\$1,170,620
Gross Income per SqFt	\$8.92	\$7.62	\$9.07
Full Market Value	\$2,560,000	\$6,460,000	\$3,860,000
Market Value per SqFt	\$29.40	\$23.00	\$29.90
Distance from Cooperative in miles		1.00	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05887-0001	3-06048-0005	3-06060-0032
Address	7119 SHORE ROAD	8701 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	43	48
Year Built	1931	1926	1935
Gross SqFt	82,200	45,600	46,488
Estimated Gross Income	\$1,057,092	\$541,098	\$644,088
Gross Income per SqFt	\$12.86	\$11.87	\$13.85
Full Market Value	\$3,970,000	\$1,910,000	\$2,550,000
Market Value per SqFt	\$48.30	\$42.00	\$55.00
Distance from Cooperative in miles		0.95	0.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05887-0006	3-06048-0005	3-06060-0032
Address	7101 SHORE ROAD	8701 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	43	48
Year Built	1931	1926	1935
Gross SqFt	72,312	45,600	46,488
Estimated Gross Income	\$929,932	\$541,098	\$644,088
Gross Income per SqFt	\$12.86	\$11.87	\$13.85
Full Market Value	\$3,500,000	\$1,910,000	\$2,550,000
Market Value per SqFt	\$48.40	\$42.00	\$55.00
Distance from Cooperative in miles		0.95	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05889-0003	3-06058-0001	3-06069-0004
Address	7101 COLONIAL ROAD	8801 SHORE ROAD	8831 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	140	122
Year Built	1928	1936	1931
Gross SqFt	142,396	275,892	129,024
Estimated Gross Income	\$1,270,172	\$2,102,681	\$1,170,620
Gross Income per SqFt	\$8.92	\$7.62	\$9.07
Full Market Value	\$4,190,000	\$6,460,000	\$3,860,000
Market Value per SqFt	\$29.40	\$23.00	\$29.90
Distance from Cooperative in miles		0.95	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05889-0014	3-06104-0004	3-07011-0011
Address	138 71 STREET	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	70	122
Year Built	1950	1957	1972
Gross SqFt	108,000	81,200	102,000
Estimated Gross Income	\$1,519,560	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$14.07	\$13.05	\$15.09
Full Market Value	\$6,020,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$56.00	\$49.00	\$42.60
Distance from Cooperative in miles		1.20	4.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05889-0058	3-06104-0004	3-07011-0011
Address	145 72 STREET	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	70	122
Year Built	1950	1957	1972
Gross SqFt	108,000	81,200	102,000
Estimated Gross Income	\$1,519,560	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$14.07	\$13.05	\$15.09
Full Market Value	\$6,020,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$56.00	\$49.00	\$42.60
Distance from Cooperative in miles		1.20	4.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05892-0035	3-06124-0012	3-06104-0004
Address	460 OVINGTON AVENUE	120 96 STREET	9303 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	78	70
Year Built	1950	1960	1957
Gross SqFt	32,130	72,000	81,200
Estimated Gross Income	\$409,015	\$870,440	\$1,059,393
Gross Income per SqFt	\$12.73	\$12.09	\$13.05
Full Market Value	\$1,540,000	\$3,070,000	\$3,980,000
Market Value per SqFt	\$47.90	\$43.00	\$49.00
Distance from Cooperative in miles		1.35	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05894-0001	3-05892-0006	3-05892-0016
Address	602 OVINGTON AVENUE	7101 4 AVENUE	414 OVINGTON AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	59	50	54
Year Built	1950	1950	1950
Gross SqFt	54,432	77,430	67,830
Estimated Gross Income	\$457,229	\$710,791	\$684,068
Gross Income per SqFt	\$8.40	\$9.18	\$10.09
Full Market Value	\$1,510,000	\$2,340,000	\$2,310,000
Market Value per SqFt	\$27.70	\$30.00	\$34.10
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05904-0002	3-06104-0004	3-06124-0012
Address	7259 SHORE ROAD	9303 SHORE ROAD	120 96 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	132	70	78
Year Built	1955	1957	1960
Gross SqFt	152,604	81,200	72,000
Estimated Gross Income	\$1,942,649	\$1,059,393	\$870,440
Gross Income per SqFt	\$12.73	\$13.05	\$12.09
Full Market Value	\$7,300,000	\$3,980,000	\$3,070,000
Market Value per SqFt	\$47.80	\$49.00	\$42.60
Distance from Cooperative in miles		1.15	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05906-0018	3-06069-0004	3-06058-0001
Address	190 72 STREET	8831 FT HAMILTON PARKWAY	8801 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	455	122	140
Year Built	1932	1931	1936
Gross SqFt	369,046	129,024	275,892
Estimated Gross Income	\$3,336,176	\$1,170,620	\$2,102,681
Gross Income per SqFt	\$9.04	\$9.07	\$7.62
Full Market Value	\$11,000,000	\$3,860,000	\$6,460,000
Market Value per SqFt	\$29.80	\$30.00	\$23.41
Distance from Cooperative in miles		1.10	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05909-0001	3-06048-0005	3-06069-0004
Address	7201 4 AVENUE	8701 RIDGE BOULEVARD	8831 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	43	122
Year Built	1924	1926	1931
Gross SqFt	84,000	45,600	129,024
Estimated Gross Income	\$879,480	\$541,098	\$1,170,620
Gross Income per SqFt	\$10.47	\$11.87	\$9.07
Full Market Value	\$2,970,000	\$1,910,000	\$3,860,000
Market Value per SqFt	\$35.40	\$42.00	\$29.90
Distance from Cooperative in miles		0.80	0.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05916-0062	3-07158-0033	3-07197-0001
Address	141 74 STREET	2245 OCEAN PARKWAY	388 AVENUE X
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	74	76
Year Built	1957	1958	1957
Gross SqFt	88,920	67,620	74,834
Estimated Gross Income	\$1,016,356	\$768,374	\$860,280
Gross Income per SqFt	\$11.43	\$11.36	\$11.50
Full Market Value	\$3,580,000	\$2,710,000	\$3,030,000
Market Value per SqFt	\$40.30	\$40.00	\$40.50
Distance from Cooperative in miles		4.40	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05925-0053	3-06104-0004	3-07011-0011
Address	7401 SHORE ROAD	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	70	122
Year Built	1955	1957	1972
Gross SqFt	98,304	81,200	102,000
Estimated Gross Income	\$1,330,053	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$13.53	\$13.05	\$15.09
Full Market Value	\$5,000,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$51.00	\$49.00	\$42.60
Distance from Cooperative in miles		1.05	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05928-0001	3-06124-0012	3-06104-0004
Address	7423 RIDGE BOULEVARD	120 96 STREET	9303 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	78	70
Year Built	1957	1960	1957
Gross SqFt	53,000	72,000	81,200
Estimated Gross Income	\$674,690	\$870,440	\$1,059,393
Gross Income per SqFt	\$12.73	\$12.09	\$13.05
Full Market Value	\$2,540,000	\$3,070,000	\$3,980,000
Market Value per SqFt	\$47.90	\$43.00	\$49.00
Distance from Cooperative in miles		1.20	1.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05929-0058	3-06085-0001	3-06129-0059
Address	345 BAY RIDGE PARKWAY	9115 RIDGE BOULEVARD	210 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	48	36
Year Built	1929	1929	1935
Gross SqFt	35,280	37,200	40,320
Estimated Gross Income	\$382,082	\$451,236	\$384,000
Gross Income per SqFt	\$10.83	\$12.13	\$9.52
Full Market Value	\$1,350,000	\$1,590,000	\$1,270,000
Market Value per SqFt	\$38.30	\$43.00	\$31.50
Distance from Cooperative in miles		0.90	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05930-0001	3-06048-0005	3-06069-0004
Address	7401 4 AVENUE	8701 RIDGE BOULEVARD	8831 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	43	122
Year Built	1924	1926	1931
Gross SqFt	64,152	45,600	129,024
Estimated Gross Income	\$671,671	\$541,098	\$1,170,620
Gross Income per SqFt	\$10.47	\$11.87	\$9.07
Full Market Value	\$2,270,000	\$1,910,000	\$3,860,000
Market Value per SqFt	\$35.40	\$42.00	\$29.90
Distance from Cooperative in miles		0.70	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05938-0015	3-06123-0038	3-06100-0028
Address	130 BAY RIDGE PARKWAY	450 95 STREET	28 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	72	83
Year Built	1936	1930	1926
Gross SqFt	60,144	61,818	64,800
Estimated Gross Income	\$836,002	\$796,616	\$965,220
Gross Income per SqFt	\$13.90	\$12.89	\$14.90
Full Market Value	\$3,310,000	\$2,990,000	\$3,830,000
Market Value per SqFt	\$55.00	\$48.00	\$59.00
Distance from Cooperative in miles		1.20	0.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05938-0047	3-06104-0004	3-06124-0012
Address	7520 RIDGE BOULEVARD	9303 SHORE ROAD	120 96 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	70	78
Year Built	1956	1957	1960
Gross SqFt	53,550	81,200	72,000
Estimated Gross Income	\$681,692	\$1,059,393	\$870,440
Gross Income per SqFt	\$12.73	\$13.05	\$12.09
Full Market Value	\$2,560,000	\$3,980,000	\$3,070,000
Market Value per SqFt	\$47.80	\$49.00	\$42.60
Distance from Cooperative in miles		1.00	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05939-0006	3-06086-0045	3-05841-0001
Address	7501 RIDGE BOULEVARD	9106 4 AVENUE	6623 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	65	99	60
Year Built	1927	1929	1928
Gross SqFt	78,000	99,300	80,640
Estimated Gross Income	\$697,710	\$901,218	\$710,631
Gross Income per SqFt	\$8.95	\$9.08	\$8.81
Full Market Value	\$2,300,000	\$2,970,000	\$2,340,000
Market Value per SqFt	\$29.50	\$30.00	\$29.00
Distance from Cooperative in miles		0.85	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05941-0006	3-06086-0045	3-05841-0001
Address	7501 4 AVENUE	9106 4 AVENUE	6623 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	58	99	60
Year Built	1925	1929	1928
Gross SqFt	55,272	99,300	80,640
Estimated Gross Income	\$494,933	\$901,218	\$710,631
Gross Income per SqFt	\$8.95	\$9.08	\$8.81
Full Market Value	\$1,630,000	\$2,970,000	\$2,340,000
Market Value per SqFt	\$29.50	\$30.00	\$29.00
Distance from Cooperative in miles		0.80	0.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05951-0001	3-05979-0014	3-06017-0038
Address	7609 4 AVENUE	314 79 STREET	8300 4 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	60	69
Year Built	1927	1928	1929
Gross SqFt	63,522	50,000	50,000
Estimated Gross Income	\$735,585	\$579,973	\$577,966
Gross Income per SqFt	\$11.58	\$11.60	\$11.56
Full Market Value	\$2,590,000	\$2,040,000	\$2,040,000
Market Value per SqFt	\$40.80	\$41.00	\$40.80
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05959-0062	3-06058-0001	3-06069-0004
Address	243 78 STREET	8801 SHORE ROAD	8831 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	140	122
Year Built	1940	1936	1931
Gross SqFt	61,800	275,892	129,024
Estimated Gross Income	\$621,399	\$2,102,681	\$1,170,620
Gross Income per SqFt	\$10.06	\$7.62	\$9.07
Full Market Value	\$2,100,000	\$6,460,000	\$3,860,000
Market Value per SqFt	\$34.00	\$23.00	\$29.90
Distance from Cooperative in miles		0.70	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05959-0073	3-06048-0005	3-06060-0032
Address	223 78 STREET	8701 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	43	48
Year Built	1900	1926	1935
Gross SqFt	27,468	45,600	46,488
Estimated Gross Income	\$245,015	\$541,098	\$644,088
Gross Income per SqFt	\$8.92	\$11.87	\$13.85
Full Market Value	\$808,000	\$1,910,000	\$2,550,000
Market Value per SqFt	\$29.40	\$42.00	\$55.00
Distance from Cooperative in miles		0.55	0.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05968-0056	3-06048-0005	3-06069-0004
Address	255 79 STREET	8701 RIDGE BOULEVARD	8831 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	43	122
Year Built	1928	1926	1931
Gross SqFt	77,280	45,600	129,024
Estimated Gross Income	\$809,123	\$541,098	\$1,170,620
Gross Income per SqFt	\$10.47	\$11.87	\$9.07
Full Market Value	\$2,730,000	\$1,910,000	\$3,860,000
Market Value per SqFt	\$35.30	\$42.00	\$29.90
Distance from Cooperative in miles		0.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05970-0001	3-05884-0037	3-06129-0001
Address	7825 4 AVENUE	7040 COLONIAL ROAD	9815 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	60	60
Year Built	1924	1931	1935
Gross SqFt	74,000	63,990	71,346
Estimated Gross Income	\$962,000	\$726,194	\$1,008,883
Gross Income per SqFt	\$13.00	\$11.35	\$14.14
Full Market Value	\$3,620,000	\$2,560,000	\$4,000,000
Market Value per SqFt	\$48.90	\$40.00	\$56.00
Distance from Cooperative in miles		0.75	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05970-0018	3-02558-0064	3-06049-0030
Address	430 78 STREET	109 GREENPOINT AVENUE	364 87 STREET
Neighborhood	BAY RIDGE	GREENPOINT	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	16	32
Year Built	1927	1930	1916
Gross SqFt	21,120	13,000	30,000
Estimated Gross Income	\$417,965	\$285,818	\$567,300
Gross Income per SqFt	\$19.79	\$21.99	\$18.91
Full Market Value	\$1,870,000	\$1,280,000	\$2,310,000
Market Value per SqFt	\$89.00	\$98.00	\$77.00
Distance from Cooperative in miles		8.00	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05972-0001	3-06058-0001	3-06069-0004
Address	601 79 STREET	8801 SHORE ROAD	8831 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	115	140	122
Year Built	1940	1936	1931
Gross SqFt	132,000	275,892	129,024
Estimated Gross Income	\$1,177,440	\$2,102,681	\$1,170,620
Gross Income per SqFt	\$8.92	\$7.62	\$9.07
Full Market Value	\$3,880,000	\$6,460,000	\$3,860,000
Market Value per SqFt	\$29.40	\$23.00	\$29.90
Distance from Cooperative in miles		1.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05979-0046	3-05979-0014	3-06137-0045
Address	7914 4 AVENUE	314 79 STREET	343 101 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	76	60	73
Year Built	1923	1928	1931
Gross SqFt	50,310	50,000	51,000
Estimated Gross Income	\$631,190	\$579,973	\$615,830
Gross Income per SqFt	\$12.55	\$11.60	\$12.08
Full Market Value	\$2,370,000	\$2,040,000	\$2,170,000
Market Value per SqFt	\$47.10	\$41.00	\$42.50
Distance from Cooperative in miles		0.00	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05980-0001	3-06058-0001	3-06069-0004
Address	7925 4 AVENUE	8801 SHORE ROAD	8831 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	140	122
Year Built	1927	1936	1931
Gross SqFt	137,190	275,892	129,024
Estimated Gross Income	\$1,223,735	\$2,102,681	\$1,170,620
Gross Income per SqFt	\$8.92	\$7.62	\$9.07
Full Market Value	\$4,030,000	\$6,460,000	\$3,860,000
Market Value per SqFt	\$29.40	\$23.00	\$29.90
Distance from Cooperative in miles		0.85	0.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05988-0045	3-06048-0005	3-06060-0032
Address	8024 4 AVENUE	8701 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	43	48
Year Built	1934	1926	1935
Gross SqFt	58,860	45,600	46,488
Estimated Gross Income	\$696,902	\$541,098	\$644,088
Gross Income per SqFt	\$11.84	\$11.87	\$13.85
Full Market Value	\$2,460,000	\$1,910,000	\$2,550,000
Market Value per SqFt	\$41.80	\$42.00	\$55.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05991-0005	3-05385-0056	3-06117-0040
Address	8015 6 AVENUE	755 MC DONALD AVENUE	367 96 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-NORTH	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	13	24
Year Built	1924	1930	1926
Gross SqFt	9,920	9,096	16,000
Estimated Gross Income	\$135,805	\$120,000	\$226,912
Gross Income per SqFt	\$13.69	\$13.19	\$14.18
Full Market Value	\$538,000	\$451,000	\$900,000
Market Value per SqFt	\$54.00	\$50.00	\$56.00
Distance from Cooperative in miles		2.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05998-0001	3-05917-0016	3-06130-0001
Address	8105 4 AVENUE	230 73 STREET	303 99 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	59	58
Year Built	1954	1963	1961
Gross SqFt	50,381	46,800	50,741
Estimated Gross Income	\$677,625	\$679,796	\$627,095
Gross Income per SqFt	\$13.45	\$14.53	\$12.36
Full Market Value	\$2,550,000	\$2,690,000	\$2,360,000
Market Value per SqFt	\$51.00	\$57.00	\$46.50
Distance from Cooperative in miles		0.55	0.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06000-0053	3-05389-0034	3-05389-0067
Address	680 81 STREET	470 OCEAN PARKWAY	623 EAST 5 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	72	48
Year Built	1931	1931	1932
Gross SqFt	37,000	72,600	41,963
Estimated Gross Income	\$282,680	\$612,202	\$490,021
Gross Income per SqFt	\$7.64	\$8.43	\$11.68
Full Market Value	\$868,000	\$2,020,000	\$1,730,000
Market Value per SqFt	\$23.46	\$28.00	\$41.20
Distance from Cooperative in miles		2.65	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06016-0006	3-07128-0005	3-07198-0006
Address	8301 RIDGE BOULEVARD	380 AVENUE U	410 AVENUE X
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	60	45
Year Built	1963	1962	1957
Gross SqFt	51,960	54,100	43,974
Estimated Gross Income	\$535,448	\$492,922	\$505,899
Gross Income per SqFt	\$10.31	\$9.11	\$11.50
Full Market Value	\$1,810,000	\$1,620,000	\$1,780,000
Market Value per SqFt	\$34.80	\$30.00	\$40.50
Distance from Cooperative in miles		3.85	4.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06027-0031	3-05917-0016	3-06130-0001
Address	580 84 STREET	230 73 STREET	303 99 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	59	58
Year Built	1954	1963	1961
Gross SqFt	59,000	46,800	50,741
Estimated Gross Income	\$793,550	\$679,796	\$627,095
Gross Income per SqFt	\$13.45	\$14.53	\$12.36
Full Market Value	\$2,980,000	\$2,690,000	\$2,360,000
Market Value per SqFt	\$51.00	\$57.00	\$46.50
Distance from Cooperative in miles		0.80	0.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06036-0030	3-05928-0006	3-06086-0045
Address	8502 FT HAMILTON PARKWAY	7401 RIDGE BOULEVARD	9106 4 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	49	99
Year Built	1934	1924	1929
Gross SqFt	59,100	50,400	99,300
Estimated Gross Income	\$598,683	\$563,648	\$901,218
Gross Income per SqFt	\$10.13	\$11.18	\$9.08
Full Market Value	\$2,020,000	\$1,990,000	\$2,970,000
Market Value per SqFt	\$34.20	\$40.00	\$29.90
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06040-0001	3-06060-0032	3-06129-0001
Address	8701 SHORE ROAD	8802 RIDGE BOULEVARD	9815 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	174	48	60
Year Built	1932	1935	1935
Gross SqFt	222,786	46,488	71,346
Estimated Gross Income	\$3,119,004	\$644,088	\$1,008,883
Gross Income per SqFt	\$14.00	\$13.85	\$14.14
Full Market Value	\$12,400,000	\$2,550,000	\$4,000,000
Market Value per SqFt	\$56.00	\$55.00	\$56.00
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06044-0072	3-06109-0046	3-06134-0007
Address	315 87 STREET	200 GELSTON AVENUE	9901 3 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	20	27
Year Built	1927	1928	1929
Gross SqFt	14,500	16,000	19,600
Estimated Gross Income	\$190,240	\$194,920	\$275,361
Gross Income per SqFt	\$13.12	\$12.18	\$14.05
Full Market Value	\$715,000	\$733,000	\$1,090,000
Market Value per SqFt	\$49.30	\$46.00	\$56.00
Distance from Cooperative in miles		0.40	0.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06052-0039	3-05917-0016	3-06130-0001
Address	8638 FT HAMILTON PARKWAY	230 73 STREET	303 99 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	59	58
Year Built	1959	1963	1961
Gross SqFt	36,468	46,800	50,741
Estimated Gross Income	\$490,495	\$679,796	\$627,095
Gross Income per SqFt	\$13.45	\$14.53	\$12.36
Full Market Value	\$1,840,000	\$2,690,000	\$2,360,000
Market Value per SqFt	\$50.00	\$57.00	\$46.50
Distance from Cooperative in miles		0.90	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06058-0012	3-08805-0036	3-08805-0134
Address	8901 SHORE ROAD	2790 COYLE STREET	2815 COYLE STREET
Neighborhood	BAY RIDGE	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	76	78
Year Built	1962	1961	1961
Gross SqFt	62,738	73,000	67,000
Estimated Gross Income	\$759,130	\$887,570	\$806,455
Gross Income per SqFt	\$12.10	\$12.16	\$12.04
Full Market Value	\$2,680,000	\$3,130,000	\$2,840,000
Market Value per SqFt	\$42.70	\$43.00	\$42.40
Distance from Cooperative in miles		6.20	6.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06078-0031	3-06382-0006	3-06383-0006
Address	8901 NARROWS AVENUE	2225 BENSON AVENUE	2255 BENSON AVENUE
Neighborhood	BAY RIDGE	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	69	69
Year Built	1950	1960	1960
Gross SqFt	61,026	52,542	54,210
Estimated Gross Income	\$761,910	\$641,337	\$691,887
Gross Income per SqFt	\$12.49	\$12.21	\$12.76
Full Market Value	\$2,860,000	\$2,260,000	\$2,600,000
Market Value per SqFt	\$46.90	\$43.00	\$48.00
Distance from Cooperative in miles		2.80	2.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06089-0044	3-06110-0052	3-06124-0028
Address	9040 FT HAMILTON PARKWAY	9330 FT HAMILTON PARKWAY	150 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	48	50
Year Built	1955	1955	1958
Gross SqFt	67,400	32,400	40,500
Estimated Gross Income	\$858,002	\$526,786	\$748,924
Gross Income per SqFt	\$12.73	\$16.26	\$18.49
Full Market Value	\$3,230,000	\$2,140,000	\$3,050,000
Market Value per SqFt	\$47.90	\$66.00	\$75.00
Distance from Cooperative in miles		0.10	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06090-0005	3-06048-0005	3-06060-0032
Address	9031 FT HAMILTON PARKWAY	8701 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	43	48
Year Built	1927	1926	1935
Gross SqFt	61,176	45,600	46,488
Estimated Gross Income	\$615,125	\$541,098	\$644,088
Gross Income per SqFt	\$10.06	\$11.87	\$13.85
Full Market Value	\$2,080,000	\$1,910,000	\$2,550,000
Market Value per SqFt	\$34.00	\$42.00	\$55.00
Distance from Cooperative in miles		0.50	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06099-0001	3-06468-0016	3-07234-0001
Address	9255 SHORE ROAD	1429 SHORE PARKWAY	2612 WEST 2 STREET
Neighborhood	BAY RIDGE	BATH BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	235	263	240
Year Built	1951	1960	1951
Gross SqFt	230,198	257,300	194,880
Estimated Gross Income	\$3,079,915	\$3,305,508	\$2,710,993
Gross Income per SqFt	\$13.38	\$12.85	\$13.91
Full Market Value	\$11,600,000	\$12,400,000	\$9,560,000
Market Value per SqFt	\$50.00	\$48.00	\$49.10
Distance from Cooperative in miles		2.30	4.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06099-0013	3-06468-0016	3-07234-0001
Address	9201 SHORE ROAD	1429 SHORE PARKWAY	2612 WEST 2 STREET
Neighborhood	BAY RIDGE	BATH BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	254	263	240
Year Built	1960	1960	1951
Gross SqFt	262,344	257,300	194,880
Estimated Gross Income	\$3,510,163	\$3,305,508	\$2,710,993
Gross Income per SqFt	\$13.38	\$12.85	\$13.91
Full Market Value	\$13,200,000	\$12,400,000	\$9,560,000
Market Value per SqFt	\$50.00	\$48.00	\$49.10
Distance from Cooperative in miles		2.30	4.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06099-0047	3-06048-0005	3-06060-0032
Address	2 MARINE AVENUE	8701 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	43	48
Year Built	1928	1926	1935
Gross SqFt	41,238	45,600	46,488
Estimated Gross Income	\$425,989	\$541,098	\$644,088
Gross Income per SqFt	\$10.33	\$11.87	\$13.85
Full Market Value	\$1,440,000	\$1,910,000	\$2,550,000
Market Value per SqFt	\$34.90	\$42.00	\$55.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06099-0051	3-07155-0004	3-07179-0058
Address	61 OLIVER STREET	2250 EAST 4 STREET	2375 EAST 3 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	116	135
Year Built	1954	1962	1957
Gross SqFt	120,000	125,160	112,320
Estimated Gross Income	\$1,390,800	\$1,256,775	\$1,476,059
Gross Income per SqFt	\$11.59	\$10.04	\$13.14
Full Market Value	\$4,900,000	\$4,250,000	\$5,550,000
Market Value per SqFt	\$40.80	\$34.00	\$49.40
Distance from Cooperative in miles		4.15	4.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06100-0001	3-06060-0032	3-06129-0001
Address	9281 SHORE ROAD	8802 RIDGE BOULEVARD	9815 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	48	60
Year Built	1940	1935	1935
Gross SqFt	133,110	46,488	71,346
Estimated Gross Income	\$1,863,540	\$644,088	\$1,008,883
Gross Income per SqFt	\$14.00	\$13.85	\$14.14
Full Market Value	\$7,390,000	\$2,550,000	\$4,000,000
Market Value per SqFt	\$56.00	\$55.00	\$56.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06100-0014	3-06110-0052	3-06124-0028
Address	26 OLIVER STREET	9330 FT HAMILTON PARKWAY	150 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	48	50
Year Built	1979	1955	1958
Gross SqFt	16,500	32,400	40,500
Estimated Gross Income	\$286,770	\$526,786	\$748,924
Gross Income per SqFt	\$17.38	\$16.26	\$18.49
Full Market Value	\$1,170,000	\$2,140,000	\$3,050,000
Market Value per SqFt	\$71.00	\$66.00	\$75.00
Distance from Cooperative in miles		0.55	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06103-0017	3-05360-0082	3-05412-0024
Address	338 92 STREET	285 EAST 8 STREET	624 OCEAN PARKWAY
Neighborhood	BAY RIDGE	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1943	1930	1930
Gross SqFt	12,350	11,000	13,900
Estimated Gross Income	\$144,248	\$125,359	\$166,098
Gross Income per SqFt	\$11.68	\$11.40	\$11.95
Full Market Value	\$509,000	\$442,000	\$586,000
Market Value per SqFt	\$41.20	\$40.00	\$42.20
Distance from Cooperative in miles		3.60	3.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06104-0001	3-05906-0001	3-06120-0001
Address	9323 SHORE ROAD	130 72 STREET	9511 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	156	103
Year Built	1961	1955	1957
Gross SqFt	118,800	136,412	111,600
Estimated Gross Income	\$1,562,220	\$1,644,933	\$1,589,460
Gross Income per SqFt	\$13.15	\$12.06	\$14.24
Full Market Value	\$5,870,000	\$5,800,000	\$6,300,000
Market Value per SqFt	\$49.40	\$43.00	\$56.00
Distance from Cooperative in miles		1.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06104-0017	3-06048-0005	3-06060-0032
Address	20 93 STREET	8701 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	43	48
Year Built	1935	1926	1935
Gross SqFt	40,320	45,600	46,488
Estimated Gross Income	\$545,933	\$541,098	\$644,088
Gross Income per SqFt	\$13.54	\$11.87	\$13.85
Full Market Value	\$2,050,000	\$1,910,000	\$2,550,000
Market Value per SqFt	\$51.00	\$42.00	\$55.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06111-0001	3-07011-0011	3-07179-0058
Address	9411 SHORE ROAD	2828 WEST 29 STREET	2375 EAST 3 STREET
Neighborhood	BAY RIDGE	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	122	135
Year Built	1960	1972	1957
Gross SqFt	100,380	102,000	112,320
Estimated Gross Income	\$1,536,818	\$1,538,672	\$1,476,059
Gross Income per SqFt	\$15.31	\$15.09	\$13.14
Full Market Value	\$6,250,000	\$4,350,000	\$5,550,000
Market Value per SqFt	\$62.00	\$43.00	\$49.40
Distance from Cooperative in miles		3.65	4.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06111-0014	3-06084-0001	3-06085-0001
Address	16 94 STREET	9115 COLONIAL ROAD	9115 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	41	48
Year Built	1934	1928	1929
Gross SqFt	33,600	30,240	37,200
Estimated Gross Income	\$388,080	\$331,382	\$451,236
Gross Income per SqFt	\$11.55	\$10.96	\$12.13
Full Market Value	\$1,370,000	\$1,170,000	\$1,590,000
Market Value per SqFt	\$40.80	\$39.00	\$42.70
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06111-0040	3-06110-0052	3-06124-0028
Address	9430 RIDGE BOULEVARD	9330 FT HAMILTON PARKWAY	150 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	48	50
Year Built	1953	1955	1958
Gross SqFt	45,000	32,400	40,500
Estimated Gross Income	\$782,100	\$526,786	\$748,924
Gross Income per SqFt	\$17.38	\$16.26	\$18.49
Full Market Value	\$3,180,000	\$2,140,000	\$3,050,000
Market Value per SqFt	\$71.00	\$66.00	\$75.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06115-0001	3-06060-0032	3-06048-0005
Address	9437 SHORE ROAD	8802 RIDGE BOULEVARD	8701 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	48	43
Year Built	1940	1935	1926
Gross SqFt	57,600	46,488	45,600
Estimated Gross Income	\$694,656	\$644,088	\$541,098
Gross Income per SqFt	\$12.06	\$13.85	\$11.87
Full Market Value	\$2,450,000	\$2,550,000	\$1,910,000
Market Value per SqFt	\$42.50	\$55.00	\$41.90
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06115-0006	3-06110-0052	3-06124-0012
Address	9425 SHORE ROAD	9330 FT HAMILTON PARKWAY	120 96 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	48	78
Year Built	1953	1955	1960
Gross SqFt	70,458	32,400	72,000
Estimated Gross Income	\$885,657	\$526,786	\$870,440
Gross Income per SqFt	\$12.57	\$16.26	\$12.09
Full Market Value	\$3,330,000	\$2,140,000	\$3,070,000
Market Value per SqFt	\$47.30	\$66.00	\$42.60
Distance from Cooperative in miles		0.45	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06115-0042	3-06060-0032	3-06129-0001
Address	145 95 STREET	8802 RIDGE BOULEVARD	9815 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	48	60
Year Built	1931	1935	1935
Gross SqFt	88,212	46,488	71,346
Estimated Gross Income	\$1,234,968	\$644,088	\$1,008,883
Gross Income per SqFt	\$14.00	\$13.85	\$14.14
Full Market Value	\$4,900,000	\$2,550,000	\$4,000,000
Market Value per SqFt	\$56.00	\$55.00	\$56.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06120-0023	3-06085-0001	3-06129-0059
Address	150 95 STREET	9115 RIDGE BOULEVARD	210 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	48	36
Year Built	1932	1929	1935
Gross SqFt	37,800	37,200	40,320
Estimated Gross Income	\$409,374	\$451,236	\$384,000
Gross Income per SqFt	\$10.83	\$12.13	\$9.52
Full Market Value	\$1,440,000	\$1,590,000	\$1,270,000
Market Value per SqFt	\$38.10	\$43.00	\$31.50
Distance from Cooperative in miles		0.30	0.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06121-0003	3-06104-0004	3-07011-0011
Address	149 MARINE AVENUE	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	107	70	122
Year Built	1962	1957	1972
Gross SqFt	88,530	81,200	102,000
Estimated Gross Income	\$1,245,617	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$14.07	\$13.05	\$15.09
Full Market Value	\$4,940,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$56.00	\$49.00	\$42.60
Distance from Cooperative in miles		0.25	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06122-0001	3-07179-0058	3-07155-0004
Address	302 96 STREET	2375 EAST 3 STREET	2250 EAST 4 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	135	116
Year Built	1951	1957	1962
Gross SqFt	120,846	112,320	125,160
Estimated Gross Income	\$1,422,357	\$1,476,059	\$1,256,775
Gross Income per SqFt	\$11.77	\$13.14	\$10.04
Full Market Value	\$5,010,000	\$5,550,000	\$4,250,000
Market Value per SqFt	\$41.50	\$49.00	\$34.00
Distance from Cooperative in miles		3.80	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06122-0038	3-06111-0057	3-06120-0001
Address	9602 4 AVENUE	9480 RIDGE BOULEVARD	9511 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	63	103
Year Built	1962	1960	1957
Gross SqFt	75,624	57,567	111,600
Estimated Gross Income	\$1,158,182	\$943,382	\$1,589,460
Gross Income per SqFt	\$15.32	\$16.39	\$14.24
Full Market Value	\$4,710,000	\$3,840,000	\$6,300,000
Market Value per SqFt	\$62.00	\$67.00	\$56.00
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06123-0049	3-05938-0023	3-05938-0040
Address	9524 FT HAMILTON PARKWAY	140 BAY RIDGE PARKWAY	7502 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	42	59
Year Built	1928	1936	1936
Gross SqFt	47,842	45,360	50,400
Estimated Gross Income	\$537,744	\$499,737	\$577,413
Gross Income per SqFt	\$11.24	\$11.02	\$11.46
Full Market Value	\$1,900,000	\$1,760,000	\$2,040,000
Market Value per SqFt	\$39.70	\$39.00	\$40.50
Distance from Cooperative in miles		1.20	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06124-0001	3-06048-0005	3-06060-0032
Address	9615 SHORE ROAD	8701 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	43	48
Year Built	1931	1926	1935
Gross SqFt	44,400	45,600	46,488
Estimated Gross Income	\$601,176	\$541,098	\$644,088
Gross Income per SqFt	\$13.54	\$11.87	\$13.85
Full Market Value	\$2,260,000	\$1,910,000	\$2,550,000
Market Value per SqFt	\$51.00	\$42.00	\$55.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06125-0001	3-06048-0005	3-06060-0032
Address	185 MARINE AVENUE	8701 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	43	48
Year Built	1927	1926	1935
Gross SqFt	52,140	45,600	46,488
Estimated Gross Income	\$670,520	\$541,098	\$644,088
Gross Income per SqFt	\$12.86	\$11.87	\$13.85
Full Market Value	\$2,520,000	\$1,910,000	\$2,550,000
Market Value per SqFt	\$48.30	\$42.00	\$55.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06126-0041	3-06086-0045	3-05841-0001
Address	351 MARINE AVENUE	9106 4 AVENUE	6623 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	107	99	60
Year Built	1931	1929	1928
Gross SqFt	112,829	99,300	80,640
Estimated Gross Income	\$1,053,823	\$901,218	\$710,631
Gross Income per SqFt	\$9.34	\$9.08	\$8.81
Full Market Value	\$3,470,000	\$2,970,000	\$2,340,000
Market Value per SqFt	\$30.80	\$30.00	\$29.00
Distance from Cooperative in miles		0.30	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06126-0052	3-06114-0053	3-06115-0037
Address	325 MARINE AVENUE	361 95 STREET	112 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	39	38
Year Built	1926	1926	1925
Gross SqFt	45,540	32,044	36,000
Estimated Gross Income	\$541,471	\$407,739	\$398,240
Gross Income per SqFt	\$11.89	\$12.72	\$11.06
Full Market Value	\$1,910,000	\$1,530,000	\$1,400,000
Market Value per SqFt	\$41.90	\$48.00	\$38.90
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06127-0011	3-07155-0004	3-07179-0058
Address	9707 4 AVENUE	2250 EAST 4 STREET	2375 EAST 3 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	145	116	135
Year Built	1957	1962	1957
Gross SqFt	133,764	125,160	112,320
Estimated Gross Income	\$1,550,325	\$1,256,775	\$1,476,059
Gross Income per SqFt	\$11.59	\$10.04	\$13.14
Full Market Value	\$5,460,000	\$4,250,000	\$5,550,000
Market Value per SqFt	\$40.80	\$34.00	\$49.40
Distance from Cooperative in miles		3.60	3.70

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06129-0004	3-07011-0011	3-07235-0001
Address	9801 SHORE ROAD	2828 WEST 29 STREET	2612 WEST STREET
Neighborhood	BAY RIDGE	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	122	240
Year Built	1957	1972	1951
Gross SqFt	103,200	102,000	194,880
Estimated Gross Income	\$1,496,400	\$1,538,672	\$2,710,993
Gross Income per SqFt	\$14.50	\$15.09	\$13.91
Full Market Value	\$5,930,000	\$4,350,000	\$9,560,000
Market Value per SqFt	\$57.00	\$43.00	\$49.10
Distance from Cooperative in miles		3.45	4.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06129-0012	3-06069-0004	3-06597-0045
Address	9701 SHORE ROAD	8831 FT HAMILTON PARKWAY	135 AVENUE P
Neighborhood	BAY RIDGE	BAY RIDGE	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	122	65
Year Built	1935	1931	1931
Gross SqFt	114,764	129,024	69,000
Estimated Gross Income	\$1,053,534	\$1,170,620	\$641,256
Gross Income per SqFt	\$9.18	\$9.07	\$9.29
Full Market Value	\$3,470,000	\$3,860,000	\$2,110,000
Market Value per SqFt	\$30.20	\$30.00	\$30.60
Distance from Cooperative in miles		0.65	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06133-0025	3-07011-0011	3-07235-0001
Address	9902 3 AVENUE	2828 WEST 29 STREET	2612 WEST STREET
Neighborhood	BAY RIDGE	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	122	240
Year Built	1954	1972	1951
Gross SqFt	121,464	102,000	194,880
Estimated Gross Income	\$1,761,228	\$1,538,672	\$2,710,993
Gross Income per SqFt	\$14.50	\$15.09	\$13.91
Full Market Value	\$6,980,000	\$4,350,000	\$9,560,000
Market Value per SqFt	\$57.00	\$43.00	\$49.10
Distance from Cooperative in miles		3.35	4.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06137-0001	3-05877-0001	3-06019-0041
Address	10116 4 AVENUE	6917 8 AVENUE	8302 6 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	70	55	39
Year Built	1983	1926	1925
Gross SqFt	47,628	56,800	31,080
Estimated Gross Income	\$476,756	\$546,114	\$326,100
Gross Income per SqFt	\$10.01	\$9.61	\$10.49
Full Market Value	\$1,610,000	\$1,850,000	\$1,100,000
Market Value per SqFt	\$33.80	\$33.00	\$35.40
Distance from Cooperative in miles		1.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06137-0100	3-05877-0001	3-06019-0041
Address	9967 SHORE ROAD	6917 8 AVENUE	8302 6 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	60	55	39
Year Built	1983	1926	1925
Gross SqFt	40,824	56,800	31,080
Estimated Gross Income	\$410,281	\$546,114	\$326,100
Gross Income per SqFt	\$10.05	\$9.61	\$10.49
Full Market Value	\$1,390,000	\$1,850,000	\$1,100,000
Market Value per SqFt	\$34.00	\$33.00	\$35.40
Distance from Cooperative in miles		1.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06137-0135	3-05360-0082	3-05385-0056
Address	10104 4 AVENUE	285 EAST 8 STREET	755 MC DONALD AVENUE
Neighborhood	BAY RIDGE	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	16	13
Year Built	1926	1930	1930
Gross SqFt	14,400	11,000	9,096
Estimated Gross Income	\$177,048	\$125,359	\$120,000
Gross Income per SqFt	\$12.30	\$11.40	\$13.19
Full Market Value	\$666,000	\$442,000	\$451,000
Market Value per SqFt	\$46.30	\$40.00	\$49.60
Distance from Cooperative in miles		3.95	3.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06137-0200	3-05877-0001	3-06019-0041
Address	302 101 STREET	6917 8 AVENUE	8302 6 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	80	55	39
Year Built	1983	1926	1925
Gross SqFt	54,432	56,800	31,080
Estimated Gross Income	\$544,864	\$546,114	\$326,100
Gross Income per SqFt	\$10.01	\$9.61	\$10.49
Full Market Value	\$1,840,000	\$1,850,000	\$1,100,000
Market Value per SqFt	\$33.80	\$33.00	\$35.40
Distance from Cooperative in miles		1.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06138-9001	3-06110-0052	3-06124-0028
Address	10031A 4 AVENUE	9330 FT HAMILTON PARKWAY	150 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	48	50
Year Built	1985	1955	1958
Gross SqFt	21,725	32,400	40,500
Estimated Gross Income	\$400,609	\$526,786	\$748,924
Gross Income per SqFt	\$18.44	\$16.26	\$18.49
Full Market Value	\$1,630,000	\$2,140,000	\$3,050,000
Market Value per SqFt	\$75.00	\$66.00	\$75.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06141-0074	3-06117-0040	3-06134-0007
Address	293 DAHLGREN PLACE	367 96 STREET	9901 3 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	17	24	27
Year Built	1926	1926	1929
Gross SqFt	11,640	16,000	19,600
Estimated Gross Income	\$143,114	\$226,912	\$275,361
Gross Income per SqFt	\$12.30	\$14.18	\$14.05
Full Market Value	\$538,000	\$900,000	\$1,090,000
Market Value per SqFt	\$46.20	\$56.00	\$56.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06175-0036	3-06683-0052	3-08470-1018
Address	7000 BAY PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	102	35	98
Year Built	1959	1931	2000
Gross SqFt	108,000	25,075	107,569
Estimated Gross Income	\$1,167,200	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.81	\$15.12	\$41.20
Full Market Value	\$4,110,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$38.10	\$43.00	\$207.00
Distance from Cooperative in miles		1.25	3.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06252-0042	3-06683-0052	3-08470-1018
Address	7714 BAY PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	47	35	98
Year Built	1937	1931	2000
Gross SqFt	48,000	25,075	107,569
Estimated Gross Income	\$582,240	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.13	\$15.12	\$41.20
Full Market Value	\$2,050,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.70	\$43.00	\$207.00
Distance from Cooperative in miles		1.35	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06277-0001	3-06683-0052	3-08470-1018
Address	7913 BAY PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	31	35	98
Year Built	1931	1931	2000
Gross SqFt	28,000	25,075	107,569
Estimated Gross Income	\$424,840	\$379,025	\$4,433,111
Gross Income per SqFt	\$15.17	\$15.12	\$41.20
Full Market Value	\$1,730,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$62.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.30	3.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06286-0001	3-06683-0052	3-08470-1018
Address	8023 19 AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	60	35	98
Year Built	1927	1931	2000
Gross SqFt	57,000	25,075	107,569
Estimated Gross Income	\$492,730	\$379,025	\$4,433,111
Gross Income per SqFt	\$8.64	\$15.12	\$41.20
Full Market Value	\$1,620,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$28.40	\$43.00	\$207.00
Distance from Cooperative in miles		1.70	4.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06286-0043	3-06653-0034	3-06730-0072
Address	1973 81 STREET	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	BENSONHURST	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	98	98
Year Built	1926	1962	1929
Gross SqFt	48,000	81,888	100,610
Estimated Gross Income	\$429,235	\$1,069,197	\$903,478
Gross Income per SqFt	\$8.94	\$13.06	\$8.98
Full Market Value	\$1,410,000	\$4,020,000	\$2,980,000
Market Value per SqFt	\$29.40	\$49.00	\$29.60
Distance from Cooperative in miles		1.05	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06296-0046	3-06683-0052	3-08470-1018
Address	1855 82 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	49	35	98
Year Built	1930	1931	2000
Gross SqFt	50,400	25,075	107,569
Estimated Gross Income	\$546,336	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.84	\$15.12	\$41.20
Full Market Value	\$1,930,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$38.30	\$43.00	\$207.00
Distance from Cooperative in miles		1.85	4.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06299-0032	3-06683-0052	3-08470-1018
Address	8100 BAY PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1939	1931	2000
Gross SqFt	84,000	25,075	107,569
Estimated Gross Income	\$910,560	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.84	\$15.12	\$41.20
Full Market Value	\$3,210,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$38.20	\$43.00	\$207.00
Distance from Cooperative in miles		1.45	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06299-0043	3-06683-0052	3-08470-1018
Address	2155 82 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	88	35	98
Year Built	1962	1931	2000
Gross SqFt	78,684	25,075	107,569
Estimated Gross Income	\$950,503	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.08	\$15.12	\$41.20
Full Market Value	\$3,350,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.60	\$43.00	\$207.00
Distance from Cooperative in miles		1.45	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06316-0006	3-06086-0045	3-05841-0001
Address	8201 19 AVENUE	9106 4 AVENUE	6623 RIDGE BOULEVARD
Neighborhood	BENSONHURST	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	60	99	60
Year Built	1927	1929	1928
Gross SqFt	54,000	99,300	80,640
Estimated Gross Income	\$547,020	\$901,218	\$710,631
Gross Income per SqFt	\$10.13	\$9.08	\$8.81
Full Market Value	\$1,850,000	\$2,970,000	\$2,340,000
Market Value per SqFt	\$34.30	\$30.00	\$29.00
Distance from Cooperative in miles		1.95	2.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06316-0043	3-05390-0053	3-05375-0077
Address	1975 83 STREET	493 OCEAN PARKWAY	363 OCEAN PARKWAY
Neighborhood	BENSONHURST	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	51	31	46
Year Built	1926	1919	1924
Gross SqFt	42,000	37,400	36,000
Estimated Gross Income	\$383,040	\$277,643	\$388,984
Gross Income per SqFt	\$9.12	\$7.42	\$10.81
Full Market Value	\$1,260,000	\$852,000	\$1,310,000
Market Value per SqFt	\$30.00	\$23.00	\$36.40
Distance from Cooperative in miles		2.45	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06329-0067	3-06382-0006	3-06383-0006
Address	2021 84 STREET	2225 BENSON AVENUE	2255 BENSON AVENUE
Neighborhood	BENSONHURST	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	69	69
Year Built	1963	1960	1960
Gross SqFt	50,800	52,542	54,210
Estimated Gross Income	\$634,492	\$641,337	\$691,887
Gross Income per SqFt	\$12.49	\$12.21	\$12.76
Full Market Value	\$2,390,000	\$2,260,000	\$2,600,000
Market Value per SqFt	\$47.00	\$43.00	\$48.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06330-0038	3-06333-0043	3-05375-0077
Address	8320 BAY PARKWAY	8420 20 AVENUE	363 OCEAN PARKWAY
Neighborhood	BENSONHURST	BENSONHURST	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	53	31	46
Year Built	1923	1922	1924
Gross SqFt	48,000	32,000	36,000
Estimated Gross Income	\$472,800	\$284,600	\$388,984
Gross Income per SqFt	\$9.85	\$8.89	\$10.81
Full Market Value	\$1,600,000	\$938,000	\$1,310,000
Market Value per SqFt	\$33.30	\$29.00	\$36.40
Distance from Cooperative in miles		0.30	2.70

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06344-0033	3-06331-0006	3-06334-0006
Address	1864 85 STREET	8301 BAY PARKWAY	2000 84 STREET
Neighborhood	BENSONHURST	BENSONHURST	BENSONHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	77	94	101
Year Built	1930	1928	1927
Gross SqFt	72,000	93,000	90,000
Estimated Gross Income	\$754,920	\$1,033,030	\$887,001
Gross Income per SqFt	\$10.49	\$11.11	\$9.86
Full Market Value	\$2,550,000	\$3,640,000	\$3,000,000
Market Value per SqFt	\$35.40	\$39.00	\$33.30
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06379-0050	3-07179-0058	3-07155-0004
Address	30 BAY 29 STREET	2375 EAST 3 STREET	2250 EAST 4 STREET
Neighborhood	BATH BEACH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	135	116
Year Built	1960	1957	1962
Gross SqFt	120,440	112,320	125,160
Estimated Gross Income	\$1,395,900	\$1,476,059	\$1,256,775
Gross Income per SqFt	\$11.59	\$13.14	\$10.04
Full Market Value	\$4,920,000	\$5,550,000	\$4,250,000
Market Value per SqFt	\$40.90	\$49.00	\$34.00
Distance from Cooperative in miles		1.65	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06379-0065	3-06377-0022	3-06114-0053
Address	54 BAY 29 STREET	37 BAY 26 STREET	361 95 STREET
Neighborhood	BATH BEACH	BATH BEACH	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	39
Year Built	1926	1924	1926
Gross SqFt	34,000	27,000	32,044
Estimated Gross Income	\$510,000	\$433,838	\$407,739
Gross Income per SqFt	\$15.00	\$16.07	\$12.72
Full Market Value	\$2,020,000	\$1,760,000	\$1,530,000
Market Value per SqFt	\$59.00	\$65.00	\$47.70
Distance from Cooperative in miles		0.10	2.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06415-0016	3-06334-0045	3-06376-0060
Address	8735 BAY PARKWAY	2069 85 STREET	38 BAY 26 STREET
Neighborhood	GRAVESEND	BENSONHURST	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	48	42
Year Built	1930	1938	1934
Gross SqFt	89,070	48,000	50,400
Estimated Gross Income	\$899,162	\$485,286	\$507,852
Gross Income per SqFt	\$10.10	\$10.11	\$10.08
Full Market Value	\$3,040,000	\$1,640,000	\$1,720,000
Market Value per SqFt	\$34.10	\$34.00	\$34.10
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06415-0022	3-06382-0006	3-06383-0006
Address	8721 BAY PARKWAY	2225 BENSON AVENUE	2255 BENSON AVENUE
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	69	69
Year Built	1954	1960	1960
Gross SqFt	65,292	52,542	54,210
Estimated Gross Income	\$815,497	\$641,337	\$691,887
Gross Income per SqFt	\$12.49	\$12.21	\$12.76
Full Market Value	\$3,070,000	\$2,260,000	\$2,600,000
Market Value per SqFt	\$47.00	\$43.00	\$48.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06417-0039	3-06104-0004	3-07011-0011
Address	2250 BENSON AVENUE	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	GRAVESEND	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	70	122
Year Built	1956	1957	1972
Gross SqFt	78,330	81,200	102,000
Estimated Gross Income	\$1,102,103	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$14.07	\$13.05	\$15.09
Full Market Value	\$4,370,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$56.00	\$49.00	\$42.60
Distance from Cooperative in miles		2.70	1.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06439-0049	3-02558-0064	3-06049-0030
Address	200 BAY 22 STREET	109 GREENPOINT AVENUE	364 87 STREET
Neighborhood	BATH BEACH	GREENPOINT	BAY RIDGE
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	32
Year Built	1916	1930	1916
Gross SqFt	13,941	13,000	30,000
Estimated Gross Income	\$144,011	\$285,818	\$567,300
Gross Income per SqFt	\$10.33	\$21.99	\$18.91
Full Market Value	\$487,000	\$1,280,000	\$2,310,000
Market Value per SqFt	\$34.90	\$98.00	\$77.00
Distance from Cooperative in miles		9.20	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06439-0052	3-05854-0072	3-06060-0026
Address	208 BAY 22 STREET	315 68 STREET	160 88 STREET
Neighborhood	BATH BEACH	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1916	1919	1930
Gross SqFt	13,940	18,650	18,608
Estimated Gross Income	\$149,158	\$176,859	\$207,496
Gross Income per SqFt	\$10.70	\$9.48	\$11.15
Full Market Value	\$504,000	\$583,000	\$731,000
Market Value per SqFt	\$36.20	\$31.00	\$39.30
Distance from Cooperative in miles		2.60	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06447-0001	3-06380-0006	3-06380-0062
Address	8814 BAY PARKWAY	69 BAY 29 STREET	8646 BAY PARKWAY
Neighborhood	BATH BEACH	BATH BEACH	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	59	53
Year Built	1928	1927	1927
Gross SqFt	74,998	54,000	57,000
Estimated Gross Income	\$559,110	\$361,524	\$468,327
Gross Income per SqFt	\$7.45	\$6.69	\$8.22
Full Market Value	\$1,720,000	\$1,110,000	\$1,440,000
Market Value per SqFt	\$22.93	\$21.00	\$25.30
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06459-0006	3-06093-0029	3-06115-0151
Address	325 BAY 8 STREET	92 PARROTT PLACE	125 95 STREET
Neighborhood	BATH BEACH	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	12	14
Year Built	1950	1978	2002
Gross SqFt	12,739	9,369	16,500
Estimated Gross Income	\$165,989	\$115,950	\$225,749
Gross Income per SqFt	\$13.03	\$12.38	\$13.68
Full Market Value	\$624,000	\$436,000	\$895,000
Market Value per SqFt	\$49.00	\$47.00	\$54.00
Distance from Cooperative in miles		0.80	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06462-0040	3-06463-0012	3-05939-0020
Address	8847 BAY 16 STREET	225 BAY 17 STREET	238 BAY RIDGE PARKWAY
Neighborhood	BATH BEACH	BATH BEACH	BAY RIDGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	192	84	80
Year Built	1949	1951	1917
Gross SqFt	159,454	78,063	118,800
Estimated Gross Income	\$1,384,061	\$660,943	\$765,716
Gross Income per SqFt	\$8.68	\$8.47	\$6.45
Full Market Value	\$4,560,000	\$2,180,000	\$2,350,000
Market Value per SqFt	\$28.60	\$28.00	\$19.78
Distance from Cooperative in miles		0.05	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06463-0143	3-05881-0003	3-08716-0080
Address	244 BAY 19 STREET	7005 SHORE ROAD	3047 BRIGHTON 13 STREET
Neighborhood	BATH BEACH	BAY RIDGE	BRIGHTON BEACH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	62	46	41
Year Built	1949	1950	1926
Gross SqFt	45,414	51,840	30,800
Estimated Gross Income	\$534,069	\$540,326	\$388,004
Gross Income per SqFt	\$11.76	\$10.42	\$12.60
Full Market Value	\$1,880,000	\$1,830,000	\$1,460,000
Market Value per SqFt	\$41.40	\$35.00	\$47.40
Distance from Cooperative in miles		2.85	3.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06464-0001	3-06019-0041	3-05881-0003
Address	247 BAY 19 STREET	8302 6 AVENUE	7005 SHORE ROAD
Neighborhood	BATH BEACH	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	68	39	46
Year Built	1946	1925	1950
Gross SqFt	56,948	31,080	51,840
Estimated Gross Income	\$593,398	\$326,100	\$540,326
Gross Income per SqFt	\$10.42	\$10.49	\$10.42
Full Market Value	\$2,010,000	\$1,100,000	\$1,830,000
Market Value per SqFt	\$35.30	\$35.00	\$35.30
Distance from Cooperative in miles		1.70	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06480-0006	3-06019-0041	3-05881-0003
Address	8988 15 AVENUE	8302 6 AVENUE	7005 SHORE ROAD
Neighborhood	BATH BEACH	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	54	39	46
Year Built	1950	1925	1950
Gross SqFt	46,730	31,080	51,840
Estimated Gross Income	\$486,926	\$326,100	\$540,326
Gross Income per SqFt	\$10.42	\$10.49	\$10.42
Full Market Value	\$1,650,000	\$1,100,000	\$1,830,000
Market Value per SqFt	\$35.30	\$35.00	\$35.30
Distance from Cooperative in miles		1.30	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06485-0003	3-03616-0001	3-03615-0001
Address	1511 INDEPENDENCE AVENUE	465 THATFORD AVENUE	165 LOTT AVENUE
Neighborhood	BATH BEACH	BROWNSVILLE	BROWNSVILLE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	134	24	104
Year Built	1950	1986	1986
Gross SqFt	113,700	157,708	101,127
Estimated Gross Income	\$1,398,510	\$1,984,204	\$1,623,440
Gross Income per SqFt	\$12.30	\$12.58	\$16.05
Full Market Value	\$4,810,000	\$5,600,000	\$4,580,000
Market Value per SqFt	\$42.30	\$36.00	\$45.30
Distance from Cooperative in miles		6.90	6.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06494-0051	3-06683-0052	3-08470-1018
Address	763 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	124	35	98
Year Built	1937	1931	2000
Gross SqFt	138,600	25,075	107,569
Estimated Gross Income	\$1,358,904	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.80	\$15.12	\$41.20
Full Market Value	\$4,590,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$33.10	\$43.00	\$207.00
Distance from Cooperative in miles		1.80	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06495-0001	3-06683-0052	3-08470-1018
Address	855 EAST 7 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	131	35	98
Year Built	1963	1931	2000
Gross SqFt	123,271	25,075	107,569
Estimated Gross Income	\$1,568,735	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.73	\$15.12	\$41.20
Full Market Value	\$5,900,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.90	\$43.00	\$207.00
Distance from Cooperative in miles		1.85	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06497-0044	3-06683-0052	3-08470-1018
Address	901 AVENUE H	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1938	1931	2000
Gross SqFt	93,600	25,075	107,569
Estimated Gross Income	\$894,904	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.56	\$15.12	\$41.20
Full Market Value	\$3,020,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.30	\$43.00	\$207.00
Distance from Cooperative in miles		1.85	3.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06498-0068	3-06683-0052	3-08470-1018
Address	759 EAST 10 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	63	35	98
Year Built	1958	1931	2000
Gross SqFt	67,142	25,075	107,569
Estimated Gross Income	\$759,615	\$379,025	\$4,433,111
Gross Income per SqFt	\$11.31	\$15.12	\$41.20
Full Market Value	\$2,680,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$39.90	\$43.00	\$207.00
Distance from Cooperative in miles		1.85	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06503-0008	3-06683-0052	3-08470-1018
Address	770 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	100	35	98
Year Built	1963	1931	2000
Gross SqFt	93,096	25,075	107,569
Estimated Gross Income	\$943,062	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.13	\$15.12	\$41.20
Full Market Value	\$3,190,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.30	\$43.00	\$207.00
Distance from Cooperative in miles		1.75	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06503-0020	3-06683-0052	3-08470-1018
Address	800 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	100	35	98
Year Built	1958	1931	2000
Gross SqFt	103,980	25,075	107,569
Estimated Gross Income	\$1,073,317	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.32	\$15.12	\$41.20
Full Market Value	\$3,630,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.90	\$43.00	\$207.00
Distance from Cooperative in miles		1.75	3.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06503-0030	3-06683-0052	3-08470-1018
Address	820 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	132	35	98
Year Built	1961	1931	2000
Gross SqFt	144,060	25,075	107,569
Estimated Gross Income	\$1,459,328	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.13	\$15.12	\$41.20
Full Market Value	\$4,930,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.20	\$43.00	\$207.00
Distance from Cooperative in miles		1.75	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06507-0001	3-06683-0052	3-08470-1018
Address	414 ELMWOOD AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	77	35	98
Year Built	1958	1931	2000
Gross SqFt	72,240	25,075	107,569
Estimated Gross Income	\$753,350	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.43	\$15.12	\$41.20
Full Market Value	\$2,550,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.30	\$43.00	\$207.00
Distance from Cooperative in miles		1.65	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06508-0022	3-06683-0052	3-08470-1018
Address	515 AVENUE I	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	47	35	98
Year Built	1936	1931	2000
Gross SqFt	55,800	25,075	107,569
Estimated Gross Income	\$604,872	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.84	\$15.12	\$41.20
Full Market Value	\$2,130,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$38.20	\$43.00	\$207.00
Distance from Cooperative in miles		1.65	3.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06509-0013	3-06683-0052	3-08470-1018
Address	825 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	121	35	98
Year Built	1956	1931	2000
Gross SqFt	108,378	25,075	107,569
Estimated Gross Income	\$1,115,210	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.29	\$15.12	\$41.20
Full Market Value	\$3,770,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.80	\$43.00	\$207.00
Distance from Cooperative in miles		1.70	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06510-0001	3-06683-0052	3-08470-1018
Address	840 EAST 8 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	168	35	98
Year Built	1953	1931	2000
Gross SqFt	180,000	25,075	107,569
Estimated Gross Income	\$2,174,400	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.08	\$15.12	\$41.20
Full Market Value	\$7,660,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.60	\$43.00	\$207.00
Distance from Cooperative in miles		1.70	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06511-0012	3-06683-0052	3-08470-1018
Address	814 EAST 9 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1951	1931	2000
Gross SqFt	75,000	25,075	107,569
Estimated Gross Income	\$689,250	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.19	\$15.12	\$41.20
Full Market Value	\$2,270,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$30.30	\$43.00	\$207.00
Distance from Cooperative in miles		1.70	2.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06518-0005	3-06683-0052	3-08470-1018
Address	902 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1949	1931	2000
Gross SqFt	64,200	25,075	107,569
Estimated Gross Income	\$548,910	\$379,025	\$4,433,111
Gross Income per SqFt	\$8.55	\$15.12	\$41.20
Full Market Value	\$1,810,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$28.20	\$43.00	\$207.00
Distance from Cooperative in miles		1.55	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06527-0051	3-06683-0052	3-08470-1018
Address	1075 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	42	35	98
Year Built	1953	1931	2000
Gross SqFt	52,800	25,075	107,569
Estimated Gross Income	\$534,864	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.13	\$15.12	\$41.20
Full Market Value	\$1,810,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.30	\$43.00	\$207.00
Distance from Cooperative in miles		1.35	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06532-0057	3-06683-0052	3-08470-1018
Address	1185 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	35	98
Year Built	1940	1931	2000
Gross SqFt	70,800	25,075	107,569
Estimated Gross Income	\$631,536	\$379,025	\$4,433,111
Gross Income per SqFt	\$8.92	\$15.12	\$41.20
Full Market Value	\$2,080,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$29.40	\$43.00	\$207.00
Distance from Cooperative in miles		1.20	2.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06532-0076	3-06683-0052	3-08470-1018
Address	1119 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1951	1931	2000
Gross SqFt	95,600	25,075	107,569
Estimated Gross Income	\$878,564	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.19	\$15.12	\$41.20
Full Market Value	\$2,900,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$30.30	\$43.00	\$207.00
Distance from Cooperative in miles		1.20	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06540-0027	3-06683-0052	3-08470-1018
Address	1350 EAST 5 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	96	35	98
Year Built	1956	1931	2000
Gross SqFt	87,860	25,075	107,569
Estimated Gross Income	\$1,061,349	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.08	\$15.12	\$41.20
Full Market Value	\$3,740,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.60	\$43.00	\$207.00
Distance from Cooperative in miles		1.05	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06541-0027	3-06683-0052	3-08470-1018
Address	1250 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	106	35	98
Year Built	1956	1931	2000
Gross SqFt	102,924	25,075	107,569
Estimated Gross Income	\$1,059,088	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.29	\$15.12	\$41.20
Full Market Value	\$3,580,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.80	\$43.00	\$207.00
Distance from Cooperative in miles		1.05	2.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06568-0027	3-06683-0052	3-08470-1018
Address	1350 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	35	98
Year Built	1949	1931	2000
Gross SqFt	80,850	25,075	107,569
Estimated Gross Income	\$1,002,540	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.40	\$15.12	\$41.20
Full Market Value	\$3,770,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$46.60	\$43.00	\$207.00
Distance from Cooperative in miles		0.85	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06568-0033	3-06683-0052	3-08470-1018
Address	1360 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	176	35	98
Year Built	1964	1931	2000
Gross SqFt	174,082	25,075	107,569
Estimated Gross Income	\$2,158,617	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.40	\$15.12	\$41.20
Full Market Value	\$8,110,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$46.60	\$43.00	\$207.00
Distance from Cooperative in miles		0.85	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06576-0043	3-08470-1018	3-06683-0052
Address	57 AVENUE O	5905 STRICKLAND AVENUE	1965 EAST 7 STREET
Neighborhood	GRAVESEND	MILL BASIN	OCEAN PARKWAY-SOUTH
Building Classification	C6-WALK-UP	D9-ELEVATOR	D1-ELEVATOR
Total Units	38	98	35
Year Built	1926	2000	1931
Gross SqFt	30,000	107,569	25,075
Estimated Gross Income	\$274,800	\$4,433,111	\$379,025
Gross Income per SqFt	\$9.16	\$41.20	\$15.12
Full Market Value	\$906,000	\$22,300,000	\$1,070,000
Market Value per SqFt	\$30.20	\$207.00	\$42.70
Distance from Cooperative in miles		3.45	1.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06576-0048	3-06683-0052	3-08470-1018
Address	69 AVENUE O	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	38	35	98
Year Built	1926	1931	2000
Gross SqFt	30,000	25,075	107,569
Estimated Gross Income	\$274,800	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.16	\$15.12	\$41.20
Full Market Value	\$906,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$30.20	\$43.00	\$207.00
Distance from Cooperative in miles		1.10	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06580-0008	3-06683-0052	3-08470-1018
Address	1402 WEST 4 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	92	35	98
Year Built	1928	1931	2000
Gross SqFt	79,427	25,075	107,569
Estimated Gross Income	\$547,252	\$379,025	\$4,433,111
Gross Income per SqFt	\$6.89	\$15.12	\$41.20
Full Market Value	\$1,680,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$21.15	\$43.00	\$207.00
Distance from Cooperative in miles		0.90	3.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06587-0051	3-06683-0052	3-08470-1018
Address	1500 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	72	35	98
Year Built	1940	1931	2000
Gross SqFt	72,000	25,075	107,569
Estimated Gross Income	\$743,760	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.33	\$15.12	\$41.20
Full Market Value	\$2,510,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.90	\$43.00	\$207.00
Distance from Cooperative in miles		0.70	2.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06600-0086	3-06683-0052	3-08470-1018
Address	1513 WEST 7 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	16	35	98
Year Built	1927	1931	2000
Gross SqFt	14,240	25,075	107,569
Estimated Gross Income	\$114,347	\$379,025	\$4,433,111
Gross Income per SqFt	\$8.03	\$15.12	\$41.20
Full Market Value	\$323,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$22.68	\$43.00	\$207.00
Distance from Cooperative in miles		0.90	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06604-0049	3-06683-0052	3-08470-1018
Address	303 AVENUE P	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	53	35	98
Year Built	1931	1931	2000
Gross SqFt	49,800	25,075	107,569
Estimated Gross Income	\$492,216	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.88	\$15.12	\$41.20
Full Market Value	\$1,660,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$33.30	\$43.00	\$207.00
Distance from Cooperative in miles		0.75	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06606-0026	3-06683-0052	3-08470-1018
Address	1543 WEST 1 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	60	35	98
Year Built	1932	1931	2000
Gross SqFt	56,200	25,075	107,569
Estimated Gross Income	\$541,304	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.63	\$15.12	\$41.20
Full Market Value	\$1,830,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.60	\$43.00	\$207.00
Distance from Cooperative in miles		0.65	3.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06612-0052	3-06683-0052	3-08470-1018
Address	1608 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	40	35	98
Year Built	1957	1931	2000
Gross SqFt	35,160	25,075	107,569
Estimated Gross Income	\$423,120	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.03	\$15.12	\$41.20
Full Market Value	\$1,490,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.40	\$43.00	\$207.00
Distance from Cooperative in miles		0.50	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06614-0017	3-06683-0052	3-08470-1018
Address	1530 EAST 8 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	91	35	98
Year Built	1963	1931	2000
Gross SqFt	98,417	25,075	107,569
Estimated Gross Income	\$1,064,452	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.82	\$15.12	\$41.20
Full Market Value	\$3,750,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$38.10	\$43.00	\$207.00
Distance from Cooperative in miles		0.50	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06619-0001	3-06683-0052	3-08470-1018
Address	80 AVENUE P	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	83	35	98
Year Built	1936	1931	2000
Gross SqFt	90,000	25,075	107,569
Estimated Gross Income	\$872,800	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.70	\$15.12	\$41.20
Full Market Value	\$2,950,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.80	\$43.00	\$207.00
Distance from Cooperative in miles		1.10	3.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06620-0001	3-06683-0052	3-08470-1018
Address	100 AVENUE P	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	35	98
Year Built	1938	1931	2000
Gross SqFt	87,324	25,075	107,569
Estimated Gross Income	\$867,155	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.93	\$15.12	\$41.20
Full Market Value	\$2,930,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$33.60	\$43.00	\$207.00
Distance from Cooperative in miles		1.05	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06681-0035	3-06683-0052	3-08470-1018
Address	367 AVENUE S	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	156	35	98
Year Built	1950	1931	2000
Gross SqFt	117,884	25,075	107,569
Estimated Gross Income	\$1,213,026	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.29	\$15.12	\$41.20
Full Market Value	\$4,100,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.80	\$43.00	\$207.00
Distance from Cooperative in miles		0.40	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06681-0307	3-06683-0052	3-08470-1018
Address	1890 EAST 5 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	95	35	98
Year Built	1940	1931	2000
Gross SqFt	104,000	25,075	107,569
Estimated Gross Income	\$1,172,695	\$379,025	\$4,433,111
Gross Income per SqFt	\$11.28	\$15.12	\$41.20
Full Market Value	\$4,130,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$39.70	\$43.00	\$207.00
Distance from Cooperative in miles		0.20	2.75

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06681-0399	3-06683-0052	3-08470-1018
Address	1800 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	83	35	98
Year Built	1931	1931	2000
Gross SqFt	76,000	25,075	107,569
Estimated Gross Income	\$820,160	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.79	\$15.12	\$41.20
Full Market Value	\$2,770,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$36.40	\$43.00	\$207.00
Distance from Cooperative in miles		0.20	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06681-0415	3-06683-0052	3-08470-1018
Address	1802 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	113	35	98
Year Built	1926	1931	2000
Gross SqFt	138,600	25,075	107,569
Estimated Gross Income	\$1,508,904	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.89	\$15.12	\$41.20
Full Market Value	\$5,320,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$38.40	\$43.00	\$207.00
Distance from Cooperative in miles		0.15	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06682-0013	3-06683-0052	3-08470-1018
Address	1811 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	82	35	98
Year Built	1953	1931	2000
Gross SqFt	119,000	25,075	107,569
Estimated Gross Income	\$1,437,520	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.08	\$15.12	\$41.20
Full Market Value	\$5,070,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.60	\$43.00	\$207.00
Distance from Cooperative in miles		0.05	2.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06690-0045	3-06683-0052	3-08470-1018
Address	800 EAST 17 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	27	35	98
Year Built	1938	1931	2000
Gross SqFt	25,560	25,075	107,569
Estimated Gross Income	\$249,529	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.76	\$15.12	\$41.20
Full Market Value	\$843,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$33.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.90	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06694-0046	3-06683-0052	3-08470-1018
Address	1212 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1925	1931	2000
Gross SqFt	48,700	25,075	107,569
Estimated Gross Income	\$474,404	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.74	\$15.12	\$41.20
Full Market Value	\$1,340,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$27.50	\$43.00	\$207.00
Distance from Cooperative in miles		1.95	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06694-0072	3-06653-0034	3-06730-0072
Address	1280 OCEAN AVENUE	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	98	98
Year Built	1935	1962	1929
Gross SqFt	75,000	81,888	100,610
Estimated Gross Income	\$700,810	\$1,069,197	\$903,478
Gross Income per SqFt	\$9.34	\$13.06	\$8.98
Full Market Value	\$2,310,000	\$4,020,000	\$2,980,000
Market Value per SqFt	\$30.80	\$49.00	\$29.60
Distance from Cooperative in miles		2.15	0.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06700-0026	3-06683-0052	3-08470-1018
Address	920 EAST 17 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	132	35	98
Year Built	1948	1931	2000
Gross SqFt	148,680	25,075	107,569
Estimated Gross Income	\$1,529,917	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.29	\$15.12	\$41.20
Full Market Value	\$5,170,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.80	\$43.00	\$207.00
Distance from Cooperative in miles		1.75	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06700-0038	3-06683-0052	3-08470-1018
Address	1601 AVENUE I	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	132	35	98
Year Built	1941	1931	2000
Gross SqFt	148,680	25,075	107,569
Estimated Gross Income	\$1,435,915	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.66	\$15.12	\$41.20
Full Market Value	\$4,850,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.60	\$43.00	\$207.00
Distance from Cooperative in miles		1.75	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06701-0047	3-06683-0052	3-08470-1018
Address	1710 AVENUE H	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	37	35	98
Year Built	1937	1931	2000
Gross SqFt	43,200	25,075	107,569
Estimated Gross Income	\$584,928	\$379,025	\$4,433,111
Gross Income per SqFt	\$13.54	\$15.12	\$41.20
Full Market Value	\$2,200,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$51.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.75	2.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06701-0064	3-06683-0052	3-08470-1018
Address	915 EAST 17 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	114	35	98
Year Built	1948	1931	2000
Gross SqFt	136,800	25,075	107,569
Estimated Gross Income	\$1,729,152	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.64	\$15.12	\$41.20
Full Market Value	\$6,500,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.50	\$43.00	\$207.00
Distance from Cooperative in miles		1.75	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06703-0067	3-06683-0052	3-08470-1018
Address	1348 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	83	35	98
Year Built	1927	1931	2000
Gross SqFt	75,852	25,075	107,569
Estimated Gross Income	\$795,438	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.49	\$15.12	\$41.20
Full Market Value	\$2,690,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.50	\$43.00	\$207.00
Distance from Cooperative in miles		1.80	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06706-0014	3-06683-0052	3-08470-1018
Address	918 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	59	35	98
Year Built	1928	1931	2000
Gross SqFt	50,400	25,075	107,569
Estimated Gross Income	\$546,336	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.84	\$15.12	\$41.20
Full Market Value	\$1,930,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$38.30	\$43.00	\$207.00
Distance from Cooperative in miles		1.55	2.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06709-0001	3-06683-0052	3-08470-1018
Address	1602 AVENUE I	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	129	35	98
Year Built	1941	1931	2000
Gross SqFt	149,400	25,075	107,569
Estimated Gross Income	\$1,429,366	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.57	\$15.12	\$41.20
Full Market Value	\$4,830,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.30	\$43.00	\$207.00
Distance from Cooperative in miles		1.60	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06715-0062	3-06683-0052	3-08470-1018
Address	1061 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1935	1931	2000
Gross SqFt	50,100	25,075	107,569
Estimated Gross Income	\$446,892	\$379,025	\$4,433,111
Gross Income per SqFt	\$8.92	\$15.12	\$41.20
Full Market Value	\$1,470,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$29.30	\$43.00	\$207.00
Distance from Cooperative in miles		1.40	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06730-0001	3-06683-0052	3-08470-1018
Address	1680 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	35	98
Year Built	1935	1931	2000
Gross SqFt	68,400	25,075	107,569
Estimated Gross Income	\$660,128	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.65	\$15.12	\$41.20
Full Market Value	\$2,230,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.60	\$43.00	\$207.00
Distance from Cooperative in miles		1.35	2.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06730-0059	3-06683-0052	3-08470-1018
Address	1916 AVENUE K	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	60	35	98
Year Built	1954	1931	2000
Gross SqFt	67,000	25,075	107,569
Estimated Gross Income	\$699,730	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.44	\$15.12	\$41.20
Full Market Value	\$2,360,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.20	\$43.00	\$207.00
Distance from Cooperative in miles		1.35	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06732-0045	3-06683-0052	3-08470-1018
Address	1215 AVENUE M	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	62	35	98
Year Built	1965	1931	2000
Gross SqFt	73,080	25,075	107,569
Estimated Gross Income	\$994,525	\$379,025	\$4,433,111
Gross Income per SqFt	\$13.61	\$15.12	\$41.20
Full Market Value	\$3,940,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$54.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.00	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06739-0006	3-06683-0052	3-08470-1018
Address	1289 EAST 19 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	52	35	98
Year Built	1931	1931	2000
Gross SqFt	60,036	25,075	107,569
Estimated Gross Income	\$620,172	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.33	\$15.12	\$41.20
Full Market Value	\$2,100,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.20	2.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06746-0044	3-06683-0052	3-08470-1018
Address	1701 AVENUE N	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1938	1931	2000
Gross SqFt	90,000	25,075	107,569
Estimated Gross Income	\$756,500	\$379,025	\$4,433,111
Gross Income per SqFt	\$8.41	\$15.12	\$41.20
Full Market Value	\$2,490,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$27.70	\$43.00	\$207.00
Distance from Cooperative in miles		1.00	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06747-0052	3-06683-0052	3-08470-1018
Address	1801 AVENUE N	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	59	35	98
Year Built	1936	1931	2000
Gross SqFt	64,320	25,075	107,569
Estimated Gross Income	\$780,202	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.13	\$15.12	\$41.20
Full Market Value	\$2,750,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.80	\$43.00	\$207.00
Distance from Cooperative in miles		1.00	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06748-0052	3-06683-0052	3-08470-1018
Address	1901 AVENUE N	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	54	35	98
Year Built	1939	1931	2000
Gross SqFt	53,333	25,075	107,569
Estimated Gross Income	\$526,300	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.87	\$15.12	\$41.20
Full Market Value	\$1,780,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$33.40	\$43.00	\$207.00
Distance from Cooperative in miles		1.00	2.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06754-0052	3-08470-1018	
Address	1485 EAST 16 STREET	5905 STRICKLAND AVENUE	
Neighborhood	MIDWOOD	MILL BASIN	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	54	98	
Year Built	1938	2000	
Gross SqFt	56,892	107,569	
Estimated Gross Income	\$682,965	\$4,433,111	
Gross Income per SqFt	\$12.00	\$41.20	
Full Market Value	\$2,410,000	\$22,300,000	
Market Value per SqFt	\$42.40	\$207.00	
Distance from Cooperative in miles		2.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06756-0001	3-06683-0052	3-08470-1018
Address	1810 AVENUE N	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1935	1931	2000
Gross SqFt	57,600	25,075	107,569
Estimated Gross Income	\$588,096	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.21	\$15.12	\$41.20
Full Market Value	\$1,990,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.50	\$43.00	\$207.00
Distance from Cooperative in miles		0.85	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06756-0006	3-06683-0052	3-08470-1018
Address	1814 AVENUE N	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	47	35	98
Year Built	1935	1931	2000
Gross SqFt	57,600	25,075	107,569
Estimated Gross Income	\$588,096	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.21	\$15.12	\$41.20
Full Market Value	\$1,990,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.50	\$43.00	\$207.00
Distance from Cooperative in miles		0.85	2.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06759-0034	3-06683-0052	3-08470-1018
Address	1580 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1961	1931	2000
Gross SqFt	80,600	25,075	107,569
Estimated Gross Income	\$840,714	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.43	\$15.12	\$41.20
Full Market Value	\$2,840,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.20	\$43.00	\$207.00
Distance from Cooperative in miles		0.55	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06764-0020	3-06683-0052	3-08470-1018
Address	1560 EAST 18 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	53	35	98
Year Built	1937	1931	2000
Gross SqFt	53,550	25,075	107,569
Estimated Gross Income	\$499,122	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.32	\$15.12	\$41.20
Full Market Value	\$1,650,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$30.80	\$43.00	\$207.00
Distance from Cooperative in miles		0.70	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06764-0031	3-06683-0052	3-08470-1018
Address	1580 EAST 18 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	70	35	98
Year Built	1963	1931	2000
Gross SqFt	60,800	25,075	107,569
Estimated Gross Income	\$625,632	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.29	\$15.12	\$41.20
Full Market Value	\$2,110,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.70	\$43.00	\$207.00
Distance from Cooperative in miles		0.70	2.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06764-0061	3-06683-0052	3-08470-1018
Address	1577 EAST 17 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	80	35	98
Year Built	1963	1931	2000
Gross SqFt	76,770	25,075	107,569
Estimated Gross Income	\$804,868	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.48	\$15.12	\$41.20
Full Market Value	\$2,720,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.40	\$43.00	\$207.00
Distance from Cooperative in miles		0.70	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06765-0028	3-06683-0052	3-08470-1018
Address	1558 EAST 19 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	58	35	98
Year Built	1940	1931	2000
Gross SqFt	60,500	25,075	107,569
Estimated Gross Income	\$584,925	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.67	\$15.12	\$41.20
Full Market Value	\$1,980,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.70	\$43.00	\$207.00
Distance from Cooperative in miles		0.75	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06771-0013	3-06683-0052	3-08470-1018
Address	2425 KINGS HIGHWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	137	35	98
Year Built	1932	1931	2000
Gross SqFt	135,000	25,075	107,569
Estimated Gross Income	\$1,299,750	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.63	\$15.12	\$41.20
Full Market Value	\$4,390,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.50	\$43.00	\$207.00
Distance from Cooperative in miles		1.00	1.70

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06771-0031	3-06683-0052	3-08470-1018
Address	2424 KINGS HIGHWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	36	35	98
Year Built	1936	1931	2000
Gross SqFt	37,800	25,075	107,569
Estimated Gross Income	\$510,300	\$379,025	\$4,433,111
Gross Income per SqFt	\$13.50	\$15.12	\$41.20
Full Market Value	\$1,920,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$51.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.00	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06772-0001	3-06683-0052	3-08470-1018
Address	3619 BEDFORD AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	79	35	98
Year Built	1937	1931	2000
Gross SqFt	87,862	25,075	107,569
Estimated Gross Income	\$783,729	\$379,025	\$4,433,111
Gross Income per SqFt	\$8.92	\$15.12	\$41.20
Full Market Value	\$2,580,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$29.40	\$43.00	\$207.00
Distance from Cooperative in miles		1.10	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06776-0065	3-06683-0052	3-08470-1018
Address	1625 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	35	98
Year Built	1939	1931	2000
Gross SqFt	66,000	25,075	107,569
Estimated Gross Income	\$638,100	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.67	\$15.12	\$41.20
Full Market Value	\$2,160,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.70	\$43.00	\$207.00
Distance from Cooperative in miles		0.45	2.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06779-0004	3-06683-0052	3-08470-1018
Address	1610 AVENUE P	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	100	35	98
Year Built	1933	1931	2000
Gross SqFt	120,000	25,075	107,569
Estimated Gross Income	\$1,070,400	\$379,025	\$4,433,111
Gross Income per SqFt	\$8.92	\$15.12	\$41.20
Full Market Value	\$3,530,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$29.40	\$43.00	\$207.00
Distance from Cooperative in miles		0.60	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06783-0010	3-06683-0052	3-08470-1018
Address	2020 KINGS HIGHWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1935	1931	2000
Gross SqFt	51,000	25,075	107,569
Estimated Gross Income	\$497,980	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.76	\$15.12	\$41.20
Full Market Value	\$1,680,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.90	\$43.00	\$207.00
Distance from Cooperative in miles		0.75	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06794-0043	3-06683-0052	3-08470-1018
Address	1800 EAST 12 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	78	35	98
Year Built	1938	1931	2000
Gross SqFt	75,000	25,075	107,569
Estimated Gross Income	\$715,000	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.53	\$15.12	\$41.20
Full Market Value	\$2,420,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.30	\$43.00	\$207.00
Distance from Cooperative in miles		0.25	2.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06795-0015	3-06683-0052	3-08470-1018
Address	1720 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	75	35	98
Year Built	1959	1931	2000
Gross SqFt	46,000	25,075	107,569
Estimated Gross Income	\$592,740	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.89	\$15.12	\$41.20
Full Market Value	\$2,230,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$48.50	\$43.00	\$207.00
Distance from Cooperative in miles		0.30	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06796-0017	3-06683-0052	3-08470-1018
Address	1730 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1961	1931	2000
Gross SqFt	68,500	25,075	107,569
Estimated Gross Income	\$885,675	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.93	\$15.12	\$41.20
Full Market Value	\$3,330,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$48.60	\$43.00	\$207.00
Distance from Cooperative in miles		0.35	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06796-0026	3-06683-0052	3-08470-1018
Address	1750 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	64	35	98
Year Built	1961	1931	2000
Gross SqFt	57,500	25,075	107,569
Estimated Gross Income	\$598,625	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.41	\$15.12	\$41.20
Full Market Value	\$2,020,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.10	\$43.00	\$207.00
Distance from Cooperative in miles		0.35	2.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06796-0036	3-06683-0052	3-08470-1018
Address	1770 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	72	35	98
Year Built	1976	1931	2000
Gross SqFt	63,000	25,075	107,569
Estimated Gross Income	\$813,310	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.91	\$15.12	\$41.20
Full Market Value	\$3,060,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$48.60	\$43.00	\$207.00
Distance from Cooperative in miles		0.35	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06797-0087	3-06683-0052	3-08470-1018
Address	1717 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	35	98
Year Built	1932	1931	2000
Gross SqFt	21,675	25,075	107,569
Estimated Gross Income	\$329,193	\$379,025	\$4,433,111
Gross Income per SqFt	\$15.19	\$15.12	\$41.20
Full Market Value	\$1,340,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$62.00	\$43.00	\$207.00
Distance from Cooperative in miles		0.40	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06800-0016	3-06683-0052	3-08470-1018
Address	1730 EAST 18 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1938	1931	2000
Gross SqFt	52,000	25,075	107,569
Estimated Gross Income	\$498,200	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.58	\$15.12	\$41.20
Full Market Value	\$1,680,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.30	\$43.00	\$207.00
Distance from Cooperative in miles		0.55	2.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06801-0001	3-06683-0052	3-08470-1018
Address	1717 EAST 18 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	105	35	98
Year Built	1957	1931	2000
Gross SqFt	105,000	25,075	107,569
Estimated Gross Income	\$999,950	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.52	\$15.12	\$41.20
Full Market Value	\$3,300,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$31.40	\$43.00	\$207.00
Distance from Cooperative in miles		0.60	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06802-0001	3-06683-0052	3-08470-1018
Address	1900 QUENTIN ROAD	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	124	35	98
Year Built	1939	1931	2000
Gross SqFt	120,000	25,075	107,569
Estimated Gross Income	\$998,800	\$379,025	\$4,433,111
Gross Income per SqFt	\$8.32	\$15.12	\$41.20
Full Market Value	\$3,290,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$27.40	\$43.00	\$207.00
Distance from Cooperative in miles		0.65	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06802-0036	3-06683-0052	3-08470-1018
Address	2234 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	72	35	98
Year Built	1927	1931	2000
Gross SqFt	68,000	25,075	107,569
Estimated Gross Income	\$659,520	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.70	\$15.12	\$41.20
Full Market Value	\$2,230,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.80	\$43.00	\$207.00
Distance from Cooperative in miles		0.65	1.95

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06818-0025	3-06683-0052	3-08470-1018
Address	1840 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	125	35	98
Year Built	1954	1931	2000
Gross SqFt	132,000	25,075	107,569
Estimated Gross Income	\$1,377,160	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.43	\$15.12	\$41.20
Full Market Value	\$4,650,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.20	\$43.00	\$207.00
Distance from Cooperative in miles		0.25	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06818-0065	3-06683-0052	3-08470-1018
Address	1877 EAST 12 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1955	1931	2000
Gross SqFt	53,500	25,075	107,569
Estimated Gross Income	\$557,955	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.43	\$15.12	\$41.20
Full Market Value	\$1,890,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.30	\$43.00	\$207.00
Distance from Cooperative in miles		0.25	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06818-0074	3-06683-0052	3-08470-1018
Address	1855 EAST 12 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	87	35	98
Year Built	1963	1931	2000
Gross SqFt	90,000	25,075	107,569
Estimated Gross Income	\$941,700	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.46	\$15.12	\$41.20
Full Market Value	\$3,180,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.30	\$43.00	\$207.00
Distance from Cooperative in miles		0.25	2.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06819-0032	3-06683-0052	3-08470-1018
Address	1862 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	47	35	98
Year Built	1931	1931	2000
Gross SqFt	50,400	25,075	107,569
Estimated Gross Income	\$495,640	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.83	\$15.12	\$41.20
Full Market Value	\$1,670,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$33.10	\$43.00	\$207.00
Distance from Cooperative in miles		0.30	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06826-0062	3-06683-0052	3-08470-1018
Address	2331 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	36	35	98
Year Built	1955	1931	2000
Gross SqFt	38,900	25,075	107,569
Estimated Gross Income	\$406,760	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.46	\$15.12	\$41.20
Full Market Value	\$1,370,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.20	\$43.00	\$207.00
Distance from Cooperative in miles		0.65	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06826-0070	3-06653-0034	3-06730-0072
Address	2301 OCEAN AVENUE	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	MADISON	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	98	98
Year Built	1941	1962	1929
Gross SqFt	67,000	81,888	100,610
Estimated Gross Income	\$708,585	\$1,069,197	\$903,478
Gross Income per SqFt	\$10.58	\$13.06	\$8.98
Full Market Value	\$2,390,000	\$4,020,000	\$2,980,000
Market Value per SqFt	\$35.70	\$49.00	\$29.60
Distance from Cooperative in miles		1.30	1.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06835-0012	3-06683-0052	3-08470-1018
Address	3178 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	79	35	98
Year Built	1958	1931	2000
Gross SqFt	81,564	25,075	107,569
Estimated Gross Income	\$849,294	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.41	\$15.12	\$41.20
Full Market Value	\$2,870,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.20	\$43.00	\$207.00
Distance from Cooperative in miles		1.10	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06835-0026	3-06683-0052	3-08470-1018
Address	3202 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	79	35	98
Year Built	1959	1931	2000
Gross SqFt	81,564	25,075	107,569
Estimated Gross Income	\$859,294	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.54	\$15.12	\$41.20
Full Market Value	\$2,900,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.60	\$43.00	\$207.00
Distance from Cooperative in miles		1.10	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06836-0050	3-06683-0052	3-08470-1018
Address	3203 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	108	35	98
Year Built	1958	1931	2000
Gross SqFt	97,020	25,075	107,569
Estimated Gross Income	\$1,172,002	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.08	\$15.12	\$41.20
Full Market Value	\$4,130,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.60	\$43.00	\$207.00
Distance from Cooperative in miles		1.15	1.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06836-0064	3-06683-0052	3-08470-1018
Address	3165 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	108	35	98
Year Built	1953	1931	2000
Gross SqFt	115,300	25,075	107,569
Estimated Gross Income	\$1,392,824	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.08	\$15.12	\$41.20
Full Market Value	\$4,910,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.60	\$43.00	\$207.00
Distance from Cooperative in miles		1.15	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06888-0006	3-06380-0006	3-06380-0062
Address	8835 23 AVENUE	69 BAY 29 STREET	8646 BAY PARKWAY
Neighborhood	GRAVESEND	BATH BEACH	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	59	53
Year Built	1927	1927	1927
Gross SqFt	42,840	54,000	57,000
Estimated Gross Income	\$319,158	\$361,524	\$468,327
Gross Income per SqFt	\$7.45	\$6.69	\$8.22
Full Market Value	\$980,000	\$1,110,000	\$1,440,000
Market Value per SqFt	\$22.88	\$21.00	\$25.30
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06919-0001	3-07050-0001	3-07052-0034
Address	2475 WEST 16 STREET	2930 WEST 30 STREET	2966 WEST 28 STREET
Neighborhood	GRAVESEND	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	364	371	333
Year Built	1963	1972	1970
Gross SqFt	421,800	386,700	453,758
Estimated Gross Income	\$4,239,090	\$5,534,265	\$5,347,513
Gross Income per SqFt	\$10.05	\$14.31	\$11.78
Full Market Value	\$12,000,000	\$15,600,000	\$15,100,000
Market Value per SqFt	\$28.40	\$40.00	\$33.30
Distance from Cooperative in miles		1.05	1.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06933-0046	3-06093-0029	3-06115-0151
Address	2606 CROPSEY AVENUE	92 PARROTT PLACE	125 95 STREET
Neighborhood	GRAVESEND	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	12	14
Year Built	1975	1978	2002
Gross SqFt	8,064	9,369	16,500
Estimated Gross Income	\$105,074	\$115,950	\$225,749
Gross Income per SqFt	\$13.03	\$12.38	\$13.68
Full Market Value	\$395,000	\$436,000	\$895,000
Market Value per SqFt	\$49.00	\$47.00	\$54.00
Distance from Cooperative in miles		2.50	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06933-0055	3-07050-0001	3-07052-0034
Address	2630 CROPSEY AVENUE	2930 WEST 30 STREET	2966 WEST 28 STREET
Neighborhood	GRAVESEND	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	364	371	333
Year Built	1963	1972	1970
Gross SqFt	421,800	386,700	453,758
Estimated Gross Income	\$5,502,381	\$5,534,265	\$5,347,513
Gross Income per SqFt	\$13.05	\$14.31	\$11.78
Full Market Value	\$20,700,000	\$15,600,000	\$15,100,000
Market Value per SqFt	\$49.10	\$40.00	\$33.30
Distance from Cooperative in miles		1.10	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06935-0001	3-07235-0001	3-07234-0001
Address	2650 CROPSEY AVENUE	2612 WEST STREET	2612 WEST 2 STREET
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	161	240	240
Year Built	1967	1951	1951
Gross SqFt	188,768	194,880	194,880
Estimated Gross Income	\$2,625,763	\$2,710,993	\$2,710,993
Gross Income per SqFt	\$13.91	\$13.91	\$13.91
Full Market Value	\$10,400,000	\$9,560,000	\$9,560,000
Market Value per SqFt	\$55.00	\$49.00	\$49.10
Distance from Cooperative in miles		1.15	1.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06937-0048	3-07050-0001	3-07052-0034
Address	2740 CROPSY AVENUE	2930 WEST 30 STREET	2966 WEST 28 STREET
Neighborhood	GRAVESEND	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	320	371	333
Year Built	1962	1972	1970
Gross SqFt	440,000	386,700	453,758
Estimated Gross Income	\$5,739,800	\$5,534,265	\$5,347,513
Gross Income per SqFt	\$13.05	\$14.31	\$11.78
Full Market Value	\$16,200,000	\$15,600,000	\$15,100,000
Market Value per SqFt	\$36.80	\$40.00	\$33.30
Distance from Cooperative in miles		0.95	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06962-0011	3-07155-0004	3-07179-0058
Address	2659 WEST 36 STREET	2250 EAST 4 STREET	2375 EAST 3 STREET
Neighborhood	CONEY ISLAND	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	157	116	135
Year Built	1965	1962	1957
Gross SqFt	131,439	125,160	112,320
Estimated Gross Income	\$1,391,939	\$1,256,775	\$1,476,059
Gross Income per SqFt	\$10.59	\$10.04	\$13.14
Full Market Value	\$3,930,000	\$4,250,000	\$5,550,000
Market Value per SqFt	\$29.90	\$34.00	\$49.40
Distance from Cooperative in miles		2.10	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07084-0039	3-07179-0058	3-07155-0004
Address	225 AVENUE T	2375 EAST 3 STREET	2250 EAST 4 STREET
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	135	116
Year Built	1960	1957	1962
Gross SqFt	113,442	112,320	125,160
Estimated Gross Income	\$1,335,212	\$1,476,059	\$1,256,775
Gross Income per SqFt	\$11.77	\$13.14	\$10.04
Full Market Value	\$3,770,000	\$5,550,000	\$4,250,000
Market Value per SqFt	\$33.20	\$49.00	\$34.00
Distance from Cooperative in miles		0.75	0.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07089-0062	3-06382-0006	3-06383-0006
Address	2035 EAST 7 STREET	2225 BENSON AVENUE	2255 BENSON AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	69	69
Year Built	1962	1960	1960
Gross SqFt	59,312	52,542	54,210
Estimated Gross Income	\$740,807	\$641,337	\$691,887
Gross Income per SqFt	\$12.49	\$12.21	\$12.76
Full Market Value	\$2,780,000	\$2,260,000	\$2,600,000
Market Value per SqFt	\$46.90	\$43.00	\$48.00
Distance from Cooperative in miles		1.55	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07104-0144	3-06382-0006	3-06383-0006
Address	388 AVENUE S	2225 BENSON AVENUE	2255 BENSON AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	69	69
Year Built	1951	1960	1960
Gross SqFt	54,000	52,542	54,210
Estimated Gross Income	\$674,460	\$641,337	\$691,887
Gross Income per SqFt	\$12.49	\$12.21	\$12.76
Full Market Value	\$2,540,000	\$2,260,000	\$2,600,000
Market Value per SqFt	\$47.00	\$43.00	\$48.00
Distance from Cooperative in miles		1.20	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07109-0001	3-05389-0034	3-05389-0067
Address	602 AVENUE T	470 OCEAN PARKWAY	623 EAST 5 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	72	48
Year Built	1938	1931	1932
Gross SqFt	79,920	72,600	41,963
Estimated Gross Income	\$825,574	\$612,202	\$490,021
Gross Income per SqFt	\$10.33	\$8.43	\$11.68
Full Market Value	\$2,790,000	\$2,020,000	\$1,730,000
Market Value per SqFt	\$34.90	\$28.00	\$41.20
Distance from Cooperative in miles		2.70	2.70

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07158-0063	3-07179-0058	3-07198-0006
Address	2265 OCEAN PARKWAY	2375 EAST 3 STREET	410 AVENUE X
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	135	45
Year Built	1956	1957	1957
Gross SqFt	64,080	112,320	43,974
Estimated Gross Income	\$663,228	\$1,476,059	\$505,899
Gross Income per SqFt	\$10.35	\$13.14	\$11.50
Full Market Value	\$2,240,000	\$5,550,000	\$1,780,000
Market Value per SqFt	\$35.00	\$49.00	\$40.50
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07159-0040	3-06104-0004	3-07011-0011
Address	735 AVENUE W	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	70	122
Year Built	1962	1957	1972
Gross SqFt	91,200	81,200	102,000
Estimated Gross Income	\$1,283,184	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$14.07	\$13.05	\$15.09
Full Market Value	\$5,090,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$56.00	\$49.00	\$42.60
Distance from Cooperative in miles		4.35	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07178-0022	3-07235-0001	3-07179-0058
Address	2400 EAST 3 STREET	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	240	135
Year Built	1957	1951	1957
Gross SqFt	156,610	194,880	112,320
Estimated Gross Income	\$2,118,933	\$2,710,993	\$1,476,059
Gross Income per SqFt	\$13.53	\$13.91	\$13.14
Full Market Value	\$7,970,000	\$9,560,000	\$5,550,000
Market Value per SqFt	\$51.00	\$49.00	\$49.40
Distance from Cooperative in miles		0.45	0.05

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07181-0001	3-07158-0033	3-07197-0001
Address	2310 OCEAN PARKWAY	2245 OCEAN PARKWAY	388 AVENUE X
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	74	76
Year Built	1954	1958	1957
Gross SqFt	67,000	67,620	74,834
Estimated Gross Income	\$765,810	\$768,374	\$860,280
Gross Income per SqFt	\$11.43	\$11.36	\$11.50
Full Market Value	\$2,700,000	\$2,710,000	\$3,030,000
Market Value per SqFt	\$40.30	\$40.00	\$40.50
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07182-0031	3-06110-0052	3-06124-0028
Address	527 AVENUE X	9330 FT HAMILTON PARKWAY	150 MARINE AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	48	50
Year Built	1962	1955	1958
Gross SqFt	26,784	32,400	40,500
Estimated Gross Income	\$465,506	\$526,786	\$748,924
Gross Income per SqFt	\$17.38	\$16.26	\$18.49
Full Market Value	\$1,890,000	\$2,140,000	\$3,050,000
Market Value per SqFt	\$71.00	\$66.00	\$75.00
Distance from Cooperative in miles		3.80	4.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07182-0046	3-06382-0006	3-06383-0006
Address	2373 OCEAN PARKWAY	2225 BENSON AVENUE	2255 BENSON AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	69	69
Year Built	1960	1960	1960
Gross SqFt	52,800	52,542	54,210
Estimated Gross Income	\$667,392	\$641,337	\$691,887
Gross Income per SqFt	\$12.64	\$12.21	\$12.76
Full Market Value	\$2,510,000	\$2,260,000	\$2,600,000
Market Value per SqFt	\$47.50	\$43.00	\$48.00
Distance from Cooperative in miles		1.70	1.65

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07214-0001	3-07235-0001	3-07179-0058
Address	2525 WEST 2 STREET	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	240	135
Year Built	1957	1951	1957
Gross SqFt	177,000	194,880	112,320
Estimated Gross Income	\$2,394,810	\$2,710,993	\$1,476,059
Gross Income per SqFt	\$13.53	\$13.91	\$13.14
Full Market Value	\$9,000,000	\$9,560,000	\$5,550,000
Market Value per SqFt	\$51.00	\$49.00	\$49.40
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07218-0059	3-06104-0004	3-07011-0011
Address	2580 OCEAN PARKWAY	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	70	122
Year Built	1961	1957	1972
Gross SqFt	87,024	81,200	102,000
Estimated Gross Income	\$1,224,428	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$14.07	\$13.05	\$15.09
Full Market Value	\$4,850,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$56.00	\$49.00	\$42.60
Distance from Cooperative in miles		4.35	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07223-0011	3-06124-0012	3-06104-0004
Address	2514 EAST 7 STREET	120 96 STREET	9303 SHORE ROAD
Neighborhood	OCEAN PARKWAY-SOUTH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	78	70
Year Built	1953	1960	1957
Gross SqFt	80,955	72,000	81,200
Estimated Gross Income	\$1,030,557	\$870,440	\$1,059,393
Gross Income per SqFt	\$12.73	\$12.09	\$13.05
Full Market Value	\$3,870,000	\$3,070,000	\$3,980,000
Market Value per SqFt	\$47.80	\$43.00	\$49.00
Distance from Cooperative in miles		4.35	4.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07223-0027	3-08805-0036	3-08805-0134
Address	2552 EAST 7 STREET	2790 COYLE STREET	2815 COYLE STREET
Neighborhood	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	76	78
Year Built	1953	1961	1961
Gross SqFt	66,000	73,000	67,000
Estimated Gross Income	\$798,600	\$887,570	\$806,455
Gross Income per SqFt	\$12.10	\$12.16	\$12.04
Full Market Value	\$2,820,000	\$3,130,000	\$2,840,000
Market Value per SqFt	\$42.70	\$43.00	\$42.40
Distance from Cooperative in miles		1.55	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07224-0037	3-07128-0005	3-07198-0006
Address	701 GERALD COURT	380 AVENUE U	410 AVENUE X
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	60	45
Year Built	1953	1962	1957
Gross SqFt	54,000	54,100	43,974
Estimated Gross Income	\$556,470	\$492,922	\$505,899
Gross Income per SqFt	\$10.31	\$9.11	\$11.50
Full Market Value	\$1,880,000	\$1,620,000	\$1,780,000
Market Value per SqFt	\$34.80	\$30.00	\$40.50
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07224-0050	3-07155-0004	3-07238-0002
Address	2531 EAST 7 STREET	2250 EAST 4 STREET	9 MURDOCK COURT
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	116	180
Year Built	1953	1962	1949
Gross SqFt	137,280	125,160	169,632
Estimated Gross Income	\$1,536,850	\$1,256,775	\$2,033,248
Gross Income per SqFt	\$11.20	\$10.04	\$11.99
Full Market Value	\$5,420,000	\$4,250,000	\$6,870,000
Market Value per SqFt	\$39.50	\$34.00	\$40.50
Distance from Cooperative in miles		0.60	0.35

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07224-0128	3-06382-0006	3-06383-0006
Address	702 KATHLEEN COURT	2225 BENSON AVENUE	2255 BENSON AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	69	69
Year Built	1953	1960	1960
Gross SqFt	41,436	52,542	54,210
Estimated Gross Income	\$517,535	\$641,337	\$691,887
Gross Income per SqFt	\$12.49	\$12.21	\$12.76
Full Market Value	\$1,950,000	\$2,260,000	\$2,600,000
Market Value per SqFt	\$47.10	\$43.00	\$48.00
Distance from Cooperative in miles		1.90	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07238-0042	3-07128-0005	3-07198-0006
Address	2610 OCEAN PARKWAY	380 AVENUE U	410 AVENUE X
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	60	45
Year Built	1964	1962	1957
Gross SqFt	51,800	54,100	43,974
Estimated Gross Income	\$533,799	\$492,922	\$505,899
Gross Income per SqFt	\$10.31	\$9.11	\$11.50
Full Market Value	\$1,800,000	\$1,620,000	\$1,780,000
Market Value per SqFt	\$34.70	\$30.00	\$40.50
Distance from Cooperative in miles		0.70	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07238-0049	3-07128-0005	3-07198-0006
Address	2620 OCEAN PARKWAY	380 AVENUE U	410 AVENUE X
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	60	45
Year Built	1960	1962	1957
Gross SqFt	67,272	54,100	43,974
Estimated Gross Income	\$693,238	\$492,922	\$505,899
Gross Income per SqFt	\$10.31	\$9.11	\$11.50
Full Market Value	\$2,340,000	\$1,620,000	\$1,780,000
Market Value per SqFt	\$34.80	\$30.00	\$40.50
Distance from Cooperative in miles		0.70	0.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07238-0115	3-07235-0001	3-07234-0001
Address	2650 OCEAN PARKWAY	2612 WEST STREET	2612 WEST 2 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	190	240	240
Year Built	1962	1951	1951
Gross SqFt	201,360	194,880	194,880
Estimated Gross Income	\$2,800,918	\$2,710,993	\$2,710,993
Gross Income per SqFt	\$13.91	\$13.91	\$13.91
Full Market Value	\$11,100,000	\$9,560,000	\$9,560,000
Market Value per SqFt	\$55.00	\$49.00	\$49.10
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07244-0058	3-06104-0004	3-07011-0011
Address	711 MONTAUK COURT	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	70	122
Year Built	1955	1957	1972
Gross SqFt	85,680	81,200	102,000
Estimated Gross Income	\$1,205,518	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$14.07	\$13.05	\$15.09
Full Market Value	\$4,780,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$56.00	\$49.00	\$42.60
Distance from Cooperative in miles		4.65	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07244-0105	3-07011-0011	3-07179-0058
Address	2675 EAST 7 STREET	2828 WEST 29 STREET	2375 EAST 3 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	122	135
Year Built	1956	1972	1957
Gross SqFt	120,269	102,000	112,320
Estimated Gross Income	\$1,696,996	\$1,538,672	\$1,476,059
Gross Income per SqFt	\$14.11	\$15.09	\$13.14
Full Market Value	\$6,730,000	\$4,350,000	\$5,550,000
Market Value per SqFt	\$56.00	\$43.00	\$49.40
Distance from Cooperative in miles		1.90	0.55

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07250-0001	3-06489-0001	
Address	2790 WEST 5 STREET	1483 SHORE PARKWAY	
Neighborhood	CONEY ISLAND	BATH BEACH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	1,038	462	
Year Built	1963	1949	
Gross SqFt	1,259,938	349,060	
Estimated Gross Income	\$17,941,517	\$4,941,474	
Gross Income per SqFt	\$14.24	\$14.16	
Full Market Value	\$50,700,000	\$17,400,000	
Market Value per SqFt	\$40.20	\$50.00	
Distance from Cooperative in miles		1.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07253-0001	3-06489-0001	3-07067-0001
Address	2830 OCEAN PARKWAY	1483 SHORE PARKWAY	3002 SURF AVENUE
Neighborhood	CONEY ISLAND	BATH BEACH	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	1,557	462	780
Year Built	1962	1949	1955
Gross SqFt	1,800,000	349,060	537,200
Estimated Gross Income	\$21,600,000	\$4,941,474	\$5,441,836
Gross Income per SqFt	\$12.00	\$14.16	\$10.13
Full Market Value	\$61,000,000	\$17,400,000	\$18,400,000
Market Value per SqFt	\$33.90	\$50.00	\$34.30
Distance from Cooperative in miles		2.10	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07260-0009	3-06382-0006	3-06383-0006
Address	2815 OCEAN PARKWAY	2225 BENSON AVENUE	2255 BENSON AVENUE
Neighborhood	BRIGHTON BEACH	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	69	69
Year Built	1963	1960	1960
Gross SqFt	59,700	52,542	54,210
Estimated Gross Income	\$745,653	\$641,337	\$691,887
Gross Income per SqFt	\$12.49	\$12.21	\$12.76
Full Market Value	\$2,800,000	\$2,260,000	\$2,600,000
Market Value per SqFt	\$46.90	\$43.00	\$48.00
Distance from Cooperative in miles		1.90	1.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07260-0020	3-06382-0006	3-06383-0006
Address	2785 OCEAN PARKWAY	2225 BENSON AVENUE	2255 BENSON AVENUE
Neighborhood	BRIGHTON BEACH	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	69	69
Year Built	1964	1960	1960
Gross SqFt	67,684	52,542	54,210
Estimated Gross Income	\$845,373	\$641,337	\$691,887
Gross Income per SqFt	\$12.49	\$12.21	\$12.76
Full Market Value	\$3,180,000	\$2,260,000	\$2,600,000
Market Value per SqFt	\$47.00	\$43.00	\$48.00
Distance from Cooperative in miles		1.90	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07260-0028	3-07235-0001	3-07179-0058
Address	2727 OCEAN PARKWAY	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	174	240	135
Year Built	1956	1951	1957
Gross SqFt	150,000	194,880	112,320
Estimated Gross Income	\$1,696,500	\$2,710,993	\$1,476,059
Gross Income per SqFt	\$11.31	\$13.91	\$13.14
Full Market Value	\$5,980,000	\$9,560,000	\$5,550,000
Market Value per SqFt	\$39.90	\$49.00	\$49.40
Distance from Cooperative in miles		0.30	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07268-0001	3-06489-0001	3-07050-0001
Address	2885 WEST 12 STREET	1483 SHORE PARKWAY	2930 WEST 30 STREET
Neighborhood	CONEY ISLAND	BATH BEACH	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	1,760	462	371
Year Built	1960	1949	1972
Gross SqFt	1,736,700	349,060	386,700
Estimated Gross Income	\$24,721,925	\$4,941,474	\$5,534,265
Gross Income per SqFt	\$14.24	\$14.16	\$14.31
Full Market Value	\$69,800,000	\$17,400,000	\$15,600,000
Market Value per SqFt	\$40.20	\$50.00	\$40.30
Distance from Cooperative in miles		1.95	1.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07273-0025	3-07050-0001	3-07052-0034
Address	2928 WEST 5 STREET	2930 WEST 30 STREET	2966 WEST 28 STREET
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	572	371	333
Year Built	1964	1972	1970
Gross SqFt	623,806	386,700	453,758
Estimated Gross Income	\$8,137,550	\$5,534,265	\$5,347,513
Gross Income per SqFt	\$13.05	\$14.31	\$11.78
Full Market Value	\$31,400,000	\$15,600,000	\$15,100,000
Market Value per SqFt	\$50.00	\$40.00	\$33.30
Distance from Cooperative in miles		1.25	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07273-0050	3-07050-0001	3-07052-0034
Address	2940 WEST 5 STREET	2930 WEST 30 STREET	2966 WEST 28 STREET
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	572	371	333
Year Built	1964	1972	1970
Gross SqFt	623,806	386,700	453,758
Estimated Gross Income	\$8,137,550	\$5,534,265	\$5,347,513
Gross Income per SqFt	\$13.05	\$14.31	\$11.78
Full Market Value	\$31,400,000	\$15,600,000	\$15,100,000
Market Value per SqFt	\$50.00	\$40.00	\$33.30
Distance from Cooperative in miles		1.25	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07274-0001	3-07050-0001	3-07052-0034
Address	460 NEPTUNE AVENUE	2930 WEST 30 STREET	2966 WEST 28 STREET
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	572	371	333
Year Built	1964	1972	1970
Gross SqFt	623,800	386,700	453,758
Estimated Gross Income	\$8,137,471	\$5,534,265	\$5,347,513
Gross Income per SqFt	\$13.05	\$14.31	\$11.78
Full Market Value	\$31,400,000	\$15,600,000	\$15,100,000
Market Value per SqFt	\$50.00	\$40.00	\$33.30
Distance from Cooperative in miles		1.40	1.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07274-0015	3-07050-0001	3-07052-0034
Address	440 NEPTUNE AVENUE	2930 WEST 30 STREET	2966 WEST 28 STREET
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	572	371	333
Year Built	1964	1972	1970
Gross SqFt	623,806	386,700	453,758
Estimated Gross Income	\$8,137,549	\$5,534,265	\$5,347,513
Gross Income per SqFt	\$13.04	\$14.31	\$11.78
Full Market Value	\$31,400,000	\$15,600,000	\$15,100,000
Market Value per SqFt	\$50.00	\$40.00	\$33.30
Distance from Cooperative in miles		1.40	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07274-0060	3-07050-0001	3-07052-0034
Address	2915 WEST 5 STREET	2930 WEST 30 STREET	2966 WEST 28 STREET
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	628	371	333
Year Built	1964	1972	1970
Gross SqFt	491,050	386,700	453,758
Estimated Gross Income	\$6,604,623	\$5,534,265	\$5,347,513
Gross Income per SqFt	\$13.45	\$14.31	\$11.78
Full Market Value	\$25,500,000	\$15,600,000	\$15,100,000
Market Value per SqFt	\$52.00	\$40.00	\$33.30
Distance from Cooperative in miles		1.40	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07293-0003	3-06683-0052	3-08470-1018
Address	1410 AVENUE S	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1939	1931	2000
Gross SqFt	50,400	25,075	107,569
Estimated Gross Income	\$485,056	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.62	\$15.12	\$41.20
Full Market Value	\$1,640,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.50	\$43.00	\$207.00
Distance from Cooperative in miles		0.40	2.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07299-0001	3-06683-0052	3-08470-1018
Address	2375 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1941	1931	2000
Gross SqFt	73,800	25,075	107,569
Estimated Gross Income	\$858,296	\$379,025	\$4,433,111
Gross Income per SqFt	\$11.63	\$15.12	\$41.20
Full Market Value	\$3,030,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$41.10	\$43.00	\$207.00
Distance from Cooperative in miles		0.70	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07322-0007	3-06653-0034	3-06730-0072
Address	1716 AVENUE T	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	MADISON	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	98	98
Year Built	1932	1962	1929
Gross SqFt	55,800	81,888	100,610
Estimated Gross Income	\$750,264	\$1,069,197	\$903,478
Gross Income per SqFt	\$13.45	\$13.06	\$8.98
Full Market Value	\$2,820,000	\$4,020,000	\$2,980,000
Market Value per SqFt	\$51.00	\$49.00	\$29.60
Distance from Cooperative in miles		1.20	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07323-0025	3-06653-0034	3-06730-0072
Address	2060 EAST 19 STREET	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	MADISON	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	98	98
Year Built	1964	1962	1929
Gross SqFt	79,356	81,888	100,610
Estimated Gross Income	\$1,026,225	\$1,069,197	\$903,478
Gross Income per SqFt	\$12.93	\$13.06	\$8.98
Full Market Value	\$3,860,000	\$4,020,000	\$2,980,000
Market Value per SqFt	\$48.60	\$49.00	\$29.60
Distance from Cooperative in miles		1.25	1.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07335-0068	3-06683-0052	3-08470-1018
Address	3395 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	100	35	98
Year Built	1963	1931	2000
Gross SqFt	90,000	25,075	107,569
Estimated Gross Income	\$994,900	\$379,025	\$4,433,111
Gross Income per SqFt	\$11.05	\$15.12	\$41.20
Full Market Value	\$3,510,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$39.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.20	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07355-0042	3-06683-0052	3-08470-1018
Address	2195 EAST 22 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1942	1931	2000
Gross SqFt	84,000	25,075	107,569
Estimated Gross Income	\$801,760	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.54	\$15.12	\$41.20
Full Market Value	\$2,710,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$32.30	\$43.00	\$207.00
Distance from Cooperative in miles		0.90	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07369-0027	3-06683-0052	3-08470-1018
Address	2190 BRIGHAM STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	162	35	98
Year Built	1952	1931	2000
Gross SqFt	167,760	25,075	107,569
Estimated Gross Income	\$2,226,250	\$379,025	\$4,433,111
Gross Income per SqFt	\$13.27	\$15.12	\$41.20
Full Market Value	\$8,370,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$49.90	\$43.00	\$207.00
Distance from Cooperative in miles		1.55	1.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07370-0021	3-06683-0052	3-08470-1018
Address	3105 AVENUE V	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	144	35	98
Year Built	1952	1931	2000
Gross SqFt	154,263	25,075	107,569
Estimated Gross Income	\$2,117,677	\$379,025	\$4,433,111
Gross Income per SqFt	\$13.73	\$15.12	\$41.20
Full Market Value	\$8,390,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$54.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.60	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07373-0029	3-06683-0052	3-08470-1018
Address	2277 HOMECREST AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	113	35	98
Year Built	1962	1931	2000
Gross SqFt	112,700	25,075	107,569
Estimated Gross Income	\$1,359,683	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.06	\$15.12	\$41.20
Full Market Value	\$4,790,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.50	\$43.00	\$207.00
Distance from Cooperative in miles		0.70	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07380-0024	3-06653-0034	3-06730-0072
Address	2678 OCEAN AVENUE	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	98	98
Year Built	1963	1962	1929
Gross SqFt	64,122	81,888	100,610
Estimated Gross Income	\$655,851	\$1,069,197	\$903,478
Gross Income per SqFt	\$10.23	\$13.06	\$8.98
Full Market Value	\$2,220,000	\$4,020,000	\$2,980,000
Market Value per SqFt	\$34.60	\$49.00	\$29.60
Distance from Cooperative in miles		1.45	1.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07381-0006	3-06683-0052	3-08470-1018
Address	2020 AVENUE V	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	50	35	98
Year Built	1961	1931	2000
Gross SqFt	50,463	25,075	107,569
Estimated Gross Income	\$629,264	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.47	\$15.12	\$41.20
Full Market Value	\$2,370,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.00	\$43.00	\$207.00
Distance from Cooperative in miles		0.90	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07381-0073	3-06683-0052	3-08470-1018
Address	2701 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	63	35	98
Year Built	1959	1931	2000
Gross SqFt	47,397	25,075	107,569
Estimated Gross Income	\$598,135	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.62	\$15.12	\$41.20
Full Market Value	\$2,250,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.50	\$43.00	\$207.00
Distance from Cooperative in miles		0.95	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07381-0079	3-06683-0052	3-08470-1018
Address	2675 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	85	35	98
Year Built	1954	1931	2000
Gross SqFt	98,000	25,075	107,569
Estimated Gross Income	\$1,178,420	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.02	\$15.12	\$41.20
Full Market Value	\$4,150,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.30	\$43.00	\$207.00
Distance from Cooperative in miles		0.95	2.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07392-0001	3-06683-0052	3-08470-1018
Address	2212 BRIGHAM STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	324	35	98
Year Built	1953	1931	2000
Gross SqFt	343,584	25,075	107,569
Estimated Gross Income	\$3,980,506	\$379,025	\$4,433,111
Gross Income per SqFt	\$11.59	\$15.12	\$41.20
Full Market Value	\$14,000,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$40.70	\$43.00	\$207.00
Distance from Cooperative in miles		1.60	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07397-0001	3-06683-0052	3-08470-1018
Address	1075 SHEEPSHEAD BAY ROAD	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	114	35	98
Year Built	1963	1931	2000
Gross SqFt	89,615	25,075	107,569
Estimated Gross Income	\$886,208	\$379,025	\$4,433,111
Gross Income per SqFt	\$9.89	\$15.12	\$41.20
Full Market Value	\$2,990,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$33.40	\$43.00	\$207.00
Distance from Cooperative in miles		0.80	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07397-0085	3-06683-0052	3-08470-1018
Address	1200 GRAVESEND NECK ROAD	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	71	35	98
Year Built	1963	1931	2000
Gross SqFt	70,710	25,075	107,569
Estimated Gross Income	\$889,825	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.58	\$15.12	\$41.20
Full Market Value	\$3,340,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.20	\$43.00	\$207.00
Distance from Cooperative in miles		0.80	2.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07398-0002	3-06683-0052	3-08470-1018
Address	2299 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1960	1931	2000
Gross SqFt	59,145	25,075	107,569
Estimated Gross Income	\$799,139	\$379,025	\$4,433,111
Gross Income per SqFt	\$13.51	\$15.12	\$41.20
Full Market Value	\$3,000,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$51.00	\$43.00	\$207.00
Distance from Cooperative in miles		0.85	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07404-0001	3-06683-0052	3-08470-1018
Address	1900 AVENUE W	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	60	35	98
Year Built	1940	1931	2000
Gross SqFt	63,000	25,075	107,569
Estimated Gross Income	\$853,020	\$379,025	\$4,433,111
Gross Income per SqFt	\$13.54	\$15.12	\$41.20
Full Market Value	\$3,210,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$51.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.00	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07405-0736	3-06683-0052	3-08470-1018
Address	2711 AVENUE X	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1961	1931	2000
Gross SqFt	80,016	25,075	107,569
Estimated Gross Income	\$1,000,365	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.50	\$15.12	\$41.20
Full Market Value	\$3,760,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.30	1.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07422-0013	3-06683-0052	3-08470-1018
Address	2430 HARING STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	108	35	98
Year Built	1952	1931	2000
Gross SqFt	119,662	25,075	107,569
Estimated Gross Income	\$1,431,322	\$379,025	\$4,433,111
Gross Income per SqFt	\$11.96	\$15.12	\$41.20
Full Market Value	\$5,050,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$42.20	\$43.00	\$207.00
Distance from Cooperative in miles		1.50	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07422-0040	3-06683-0052	3-08470-1018
Address	2939 AVENUE Y	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	55	35	98
Year Built	1960	1931	2000
Gross SqFt	44,100	25,075	107,569
Estimated Gross Income	\$453,789	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.29	\$15.12	\$41.20
Full Market Value	\$1,530,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$34.70	\$43.00	\$207.00
Distance from Cooperative in miles		1.50	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07422-1042	3-06683-0052	3-08470-1018
Address	2427 EAST 29 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	169	35	98
Year Built	1955	1931	2000
Gross SqFt	210,028	25,075	107,569
Estimated Gross Income	\$2,650,157	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.62	\$15.12	\$41.20
Full Market Value	\$9,960,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.40	\$43.00	\$207.00
Distance from Cooperative in miles		1.45	1.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07423-0011	3-06683-0052	3-08470-1018
Address	2425 HARING STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	240	35	98
Year Built	1953	1931	2000
Gross SqFt	242,160	25,075	107,569
Estimated Gross Income	\$3,025,450	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.49	\$15.12	\$41.20
Full Market Value	\$11,400,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.10	\$43.00	\$207.00
Distance from Cooperative in miles		1.55	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07433-0025	3-06683-0052	3-08470-1018
Address	2546 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	115	35	98
Year Built	1960	1931	2000
Gross SqFt	115,842	25,075	107,569
Estimated Gross Income	\$1,464,243	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.64	\$15.12	\$41.20
Full Market Value	\$5,500,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.50	\$43.00	\$207.00
Distance from Cooperative in miles		1.10	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07433-0034	3-06683-0052	3-08470-1018
Address	1237 AVENUE Z	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	128	35	98
Year Built	1958	1931	2000
Gross SqFt	122,753	25,075	107,569
Estimated Gross Income	\$1,551,598	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.64	\$15.12	\$41.20
Full Market Value	\$5,830,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.50	\$43.00	\$207.00
Distance from Cooperative in miles		1.10	2.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07433-0040	3-06683-0052	3-08470-1018
Address	1213 AVENUE Z	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	250	35	98
Year Built	1960	1931	2000
Gross SqFt	205,454	25,075	107,569
Estimated Gross Income	\$2,596,939	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.64	\$15.12	\$41.20
Full Market Value	\$9,760,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.50	\$43.00	\$207.00
Distance from Cooperative in miles		1.10	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07433-0150	3-06683-0052	3-08470-1018
Address	2555 EAST 12 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	91	35	98
Year Built	1963	1931	2000
Gross SqFt	72,145	25,075	107,569
Estimated Gross Income	\$914,598	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.68	\$15.12	\$41.20
Full Market Value	\$3,440,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.70	\$43.00	\$207.00
Distance from Cooperative in miles		1.10	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07440-0020	3-06683-0052	3-08470-1018
Address	2940 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	63	35	98
Year Built	1930	1931	2000
Gross SqFt	52,500	25,075	107,569
Estimated Gross Income	\$682,125	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.99	\$15.12	\$41.20
Full Market Value	\$2,560,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$48.80	\$43.00	\$207.00
Distance from Cooperative in miles		1.25	2.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07440-0028	3-06683-0052	3-08470-1018
Address	2950 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	63	35	98
Year Built	1930	1931	2000
Gross SqFt	52,500	25,075	107,569
Estimated Gross Income	\$682,125	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.99	\$15.12	\$41.20
Full Market Value	\$2,560,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$48.80	\$43.00	\$207.00
Distance from Cooperative in miles		1.25	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07441-0231	3-06683-0052	3-08470-1018
Address	2600 EAST 21 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	63	35	98
Year Built	1959	1931	2000
Gross SqFt	52,360	25,075	107,569
Estimated Gross Income	\$700,407	\$379,025	\$4,433,111
Gross Income per SqFt	\$13.38	\$15.12	\$41.20
Full Market Value	\$2,630,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$50.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.30	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07441-0245	3-06683-0052	3-08470-1018
Address	2951 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	75	35	98
Year Built	1957	1931	2000
Gross SqFt	86,000	25,075	107,569
Estimated Gross Income	\$891,180	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.36	\$15.12	\$41.20
Full Market Value	\$3,010,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.30	2.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07441-0263	3-06683-0052	3-08470-1018
Address	2909 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	54	35	98
Year Built	1957	1931	2000
Gross SqFt	44,840	25,075	107,569
Estimated Gross Income	\$647,503	\$379,025	\$4,433,111
Gross Income per SqFt	\$14.44	\$15.12	\$41.20
Full Market Value	\$2,570,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$57.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.30	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07447-0028	3-06683-0052	3-08470-1018
Address	2520 BATCHELDER STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	540	35	98
Year Built	1958	1931	2000
Gross SqFt	583,000	25,075	107,569
Estimated Gross Income	\$7,369,120	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.64	\$15.12	\$41.20
Full Market Value	\$20,800,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.70	\$43.00	\$207.00
Distance from Cooperative in miles		1.65	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07449-0001	3-06683-0052	3-08470-1018
Address	3020 AVENUE Y	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	360	35	98
Year Built	1960	1931	2000
Gross SqFt	408,000	25,075	107,569
Estimated Gross Income	\$5,098,320	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.50	\$15.12	\$41.20
Full Market Value	\$14,400,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.30	\$43.00	\$207.00
Distance from Cooperative in miles		1.75	1.70

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07449-0025	3-06683-0052	3-08470-1018
Address	3021 AVENUE Z	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1956	1931	2000
Gross SqFt	77,500	25,075	107,569
Estimated Gross Income	\$997,475	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.87	\$15.12	\$41.20
Full Market Value	\$3,750,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$48.40	\$43.00	\$207.00
Distance from Cooperative in miles		1.75	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07449-0030	3-06683-0052	3-08470-1018
Address	2555 BATCHELDER STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1956	1931	2000
Gross SqFt	79,500	25,075	107,569
Estimated Gross Income	\$1,038,055	\$379,025	\$4,433,111
Gross Income per SqFt	\$13.06	\$15.12	\$41.20
Full Market Value	\$3,900,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$49.10	\$43.00	\$207.00
Distance from Cooperative in miles		1.75	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07456-0006	3-06683-0052	3-08470-1018
Address	2616 HOMECREST AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	140	35	98
Year Built	1958	1931	2000
Gross SqFt	123,786	25,075	107,569
Estimated Gross Income	\$1,281,200	\$379,025	\$4,433,111
Gross Income per SqFt	\$10.35	\$15.12	\$41.20
Full Market Value	\$4,330,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$35.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.20	2.70

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07457-0001	3-06683-0052	3-08470-1018
Address	2620 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	192	35	98
Year Built	1952	1931	2000
Gross SqFt	188,374	25,075	107,569
Estimated Gross Income	\$2,884,006	\$379,025	\$4,433,111
Gross Income per SqFt	\$15.31	\$15.12	\$41.20
Full Market Value	\$11,700,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$62.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.25	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07457-0055	3-06683-0052	3-08470-1018
Address	2665 HOMECREST AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	157	35	98
Year Built	1962	1931	2000
Gross SqFt	136,296	25,075	107,569
Estimated Gross Income	\$2,096,232	\$379,025	\$4,433,111
Gross Income per SqFt	\$15.38	\$15.12	\$41.20
Full Market Value	\$8,530,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$63.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.25	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07463-0037	3-06683-0052	3-08470-1018
Address	2680 EAST 19 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	107	35	98
Year Built	1957	1931	2000
Gross SqFt	108,151	25,075	107,569
Estimated Gross Income	\$1,367,029	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.64	\$15.12	\$41.20
Full Market Value	\$5,140,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$47.50	\$43.00	\$207.00
Distance from Cooperative in miles		1.40	2.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07464-0035	3-06683-0052	3-08470-1018
Address	3060 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	149	35	98
Year Built	1956	1931	2000
Gross SqFt	152,920	25,075	107,569
Estimated Gross Income	\$1,815,000	\$379,025	\$4,433,111
Gross Income per SqFt	\$11.87	\$15.12	\$41.20
Full Market Value	\$6,400,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$41.90	\$43.00	\$207.00
Distance from Cooperative in miles		1.40	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07465-0052	3-06683-0052	3-08470-1018
Address	3025 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	91	35	98
Year Built	1954	1931	2000
Gross SqFt	94,100	25,075	107,569
Estimated Gross Income	\$1,440,671	\$379,025	\$4,433,111
Gross Income per SqFt	\$15.31	\$15.12	\$41.20
Full Market Value	\$5,860,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$62.00	\$43.00	\$207.00
Distance from Cooperative in miles		1.40	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07470-0059	3-00182-0057	3-00020-0006
Address	4665 BEDFORD AVENUE	103 SMITH STREET	25 JAY STREET
Neighborhood	SHEEPSHEAD BAY	BOERUM HILL	DOWNTOWN-FULTON FERRY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	28	28
Year Built	1980	1900	1920
Gross SqFt	12,152	19,200	47,735
Estimated Gross Income	\$189,830	\$287,704	\$793,631
Gross Income per SqFt	\$15.62	\$14.98	\$16.63
Full Market Value	\$772,000	\$1,140,000	\$3,230,000
Market Value per SqFt	\$64.00	\$59.00	\$68.00
Distance from Cooperative in miles		7.30	8.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07475-0001	3-06683-0052	3-08470-1018
Address	3901 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	246	35	98
Year Built	1961	1931	2000
Gross SqFt	221,000	25,075	107,569
Estimated Gross Income	\$2,860,090	\$379,025	\$4,433,111
Gross Income per SqFt	\$12.94	\$15.12	\$41.20
Full Market Value	\$10,800,000	\$1,070,000	\$22,300,000
Market Value per SqFt	\$48.90	\$43.00	\$207.00
Distance from Cooperative in miles		1.70	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07554-0038	3-00220-0016	3-01424-0033
Address	2610 GLENWOOD ROAD	35 ORANGE STREET	988 MONTGOMERY STREET
Neighborhood	MIDWOOD	BROOKLYN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	48	53
Year Built	1926	1924	1927
Gross SqFt	44,200	47,136	47,164
Estimated Gross Income	\$486,200	\$596,274	\$466,923
Gross Income per SqFt	\$11.00	\$12.65	\$9.90
Full Market Value	\$1,710,000	\$2,240,000	\$1,580,000
Market Value per SqFt	\$38.70	\$48.00	\$33.50
Distance from Cooperative in miles		5.10	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07558-0063	3-02104-0008	3-01424-0033
Address	720 EAST 31 STREET	299 ADELPHI STREET	988 MONTGOMERY STREET
Neighborhood	FLATBUSH-EAST	FORT GREENE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	63	71	53
Year Built	1963	1927	1927
Gross SqFt	43,146	44,046	47,164
Estimated Gross Income	\$545,796	\$693,471	\$466,923
Gross Income per SqFt	\$12.65	\$15.74	\$9.90
Full Market Value	\$2,050,000	\$2,820,000	\$1,580,000
Market Value per SqFt	\$47.50	\$64.00	\$33.50
Distance from Cooperative in miles		4.00	2.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07559-0023	3-07011-0011	3-01170-0005
Address	745 EAST 31 STREET	2828 WEST 29 STREET	36 PLAZA ST EAST
Neighborhood	FLATBUSH-EAST	CONEY ISLAND	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	90	122	85
Year Built	1963	1972	1926
Gross SqFt	82,440	102,000	75,535
Estimated Gross Income	\$1,154,160	\$1,538,672	\$1,342,129
Gross Income per SqFt	\$14.00	\$15.09	\$17.77
Full Market Value	\$4,580,000	\$4,350,000	\$5,460,000
Market Value per SqFt	\$56.00	\$43.00	\$72.00
Distance from Cooperative in miles		4.65	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07559-0051	3-02104-0008	3-01424-0033
Address	720 EAST 32 STREET	299 ADELPHI STREET	988 MONTGOMERY STREET
Neighborhood	FLATBUSH-EAST	FORT GREENE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	57	71	53
Year Built	1963	1927	1927
Gross SqFt	44,870	44,046	47,164
Estimated Gross Income	\$538,440	\$693,471	\$466,923
Gross Income per SqFt	\$12.00	\$15.74	\$9.90
Full Market Value	\$1,900,000	\$2,820,000	\$1,580,000
Market Value per SqFt	\$42.30	\$64.00	\$33.50
Distance from Cooperative in miles		4.05	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07559-0059	3-01424-0033	
Address	740 EAST 32 STREET	988 MONTGOMERY STREET	
Neighborhood	FLATBUSH-EAST	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	58	53	
Year Built	1963	1927	
Gross SqFt	47,670	47,164	
Estimated Gross Income	\$572,040	\$466,923	
Gross Income per SqFt	\$12.00	\$9.90	
Full Market Value	\$2,020,000	\$1,580,000	
Market Value per SqFt	\$42.40	\$34.00	
Distance from Cooperative in miles		2.25	

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07560-0001	3-06518-0059	3-00236-0015
Address	3215 AVENUE H	996 OCEAN PARKWAY	55 PIERREPONT STREET
Neighborhood	FLATBUSH-EAST	OCEAN PARKWAY-NORTH	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	192	121	191
Year Built	1961	1964	1928
Gross SqFt	188,540	154,378	157,042
Estimated Gross Income	\$2,392,573	\$1,855,333	\$2,390,870
Gross Income per SqFt	\$12.69	\$12.02	\$15.22
Full Market Value	\$8,990,000	\$6,540,000	\$6,750,000
Market Value per SqFt	\$47.70	\$42.00	\$43.00
Distance from Cooperative in miles		1.50	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07566-0011	3-05065-0021	3-06542-0070
Address	1363 OCEAN AVENUE	118 CLARKSON AVENUE	1235 OCEAN PARKWAY
Neighborhood	MIDWOOD	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	137	119
Year Built	1929	1962	1942
Gross SqFt	115,200	112,356	126,000
Estimated Gross Income	\$1,253,376	\$1,293,953	\$1,314,806
Gross Income per SqFt	\$10.88	\$11.52	\$10.43
Full Market Value	\$4,420,000	\$4,560,000	\$4,440,000
Market Value per SqFt	\$38.40	\$41.00	\$35.20
Distance from Cooperative in miles		1.75	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07575-0006	3-01424-0033	3-06114-0006
Address	2901 AVENUE I	988 MONTGOMERY STREET	310 94 STREET
Neighborhood	MIDWOOD	CROWN HEIGHTS	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	53	74
Year Built	1941	1927	1928
Gross SqFt	54,000	47,164	48,000
Estimated Gross Income	\$648,000	\$466,923	\$771,521
Gross Income per SqFt	\$12.00	\$9.90	\$16.07
Full Market Value	\$2,280,000	\$1,580,000	\$3,140,000
Market Value per SqFt	\$42.20	\$34.00	\$65.00
Distance from Cooperative in miles		2.45	4.50

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07578-0062	3-07011-0011	3-01170-0005
Address	3220 AVENUE H	2828 WEST 29 STREET	36 PLAZA ST EAST
Neighborhood	FLATBUSH-EAST	CONEY ISLAND	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	78	122	85
Year Built	1941	1972	1926
Gross SqFt	78,420	102,000	75,535
Estimated Gross Income	\$1,097,880	\$1,538,672	\$1,342,129
Gross Income per SqFt	\$14.00	\$15.09	\$17.77
Full Market Value	\$4,350,000	\$4,350,000	\$5,460,000
Market Value per SqFt	\$55.00	\$43.00	\$72.00
Distance from Cooperative in miles		4.60	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07579-0010	3-04981-0001	3-01189-0060
Address	1655 FLATBUSH AVENUE	1401 NEW YORK AVENUE	49 CROWN STREET
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	644	420	321
Year Built	1964	1950	1973
Gross SqFt	689,000	324,000	320,000
Estimated Gross Income	\$7,441,200	\$3,493,583	\$3,469,058
Gross Income per SqFt	\$10.80	\$10.78	\$10.84
Full Market Value	\$25,100,000	\$11,800,000	\$9,800,000
Market Value per SqFt	\$36.40	\$36.00	\$30.60
Distance from Cooperative in miles		0.45	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07579-0029	3-01189-0060	3-04891-0001
Address	3310 AVENUE H	49 CROWN STREET	249 EAST 37 STREET
Neighborhood	FLATBUSH-EAST	CROWN HEIGHTS	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	360	321	53
Year Built	1950	1973	1931
Gross SqFt	295,200	320,000	44,928
Estimated Gross Income	\$3,191,112	\$3,469,058	\$458,715
Gross Income per SqFt	\$10.81	\$10.84	\$10.21
Full Market Value	\$11,200,000	\$9,800,000	\$1,550,000
Market Value per SqFt	\$37.90	\$31.00	\$34.50
Distance from Cooperative in miles		2.70	1.30

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07584-0035	3-01189-0060	3-04981-0001
Address	1401 OCEAN AVENUE	49 CROWN STREET	1401 NEW YORK AVENUE
Neighborhood	MIDWOOD	CROWN HEIGHTS	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	189	321	420
Year Built	1963	1973	1950
Gross SqFt	244,188	320,000	324,000
Estimated Gross Income	\$2,585,950	\$3,469,058	\$3,493,583
Gross Income per SqFt	\$10.59	\$10.84	\$10.78
Full Market Value	\$8,740,000	\$9,800,000	\$11,800,000
Market Value per SqFt	\$35.80	\$31.00	\$36.40
Distance from Cooperative in miles		2.85	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07593-0041	3-01208-0001	3-07158-0033
Address	909 EAST 29 STREET	77 NEW YORK AVENUE	2245 OCEAN PARKWAY
Neighborhood	MIDWOOD	CROWN HEIGHTS	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	103	74
Year Built	1939	1975	1958
Gross SqFt	68,400	67,582	67,620
Estimated Gross Income	\$752,400	\$769,083	\$768,374
Gross Income per SqFt	\$11.00	\$11.38	\$11.36
Full Market Value	\$2,650,000	\$2,360,000	\$2,710,000
Market Value per SqFt	\$38.70	\$35.00	\$40.10
Distance from Cooperative in miles		3.40	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07630-0012	3-07688-0041	
Address	2525 NOSTRAND AVENUE	2702 KINGS HIGHWAY	
Neighborhood	FLATBUSH-EAST	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	114	107	
Year Built	1953	1937	
Gross SqFt	113,850	113,820	
Estimated Gross Income	\$1,147,608	\$1,146,513	
Gross Income per SqFt	\$10.08	\$10.07	
Full Market Value	\$3,880,000	\$3,520,000	
Market Value per SqFt	\$34.10	\$31.00	
Distance from Cooperative in miles		0.70	

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07654-0014	3-01799-0013	3-06069-0013
Address	3626 KINGS HIGHWAY	572 GREENE AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	MARINE PARK	BEDFORD STUYVESANT	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	84	139
Year Built	1939	1931	1927
Gross SqFt	94,128	71,884	96,952
Estimated Gross Income	\$1,317,792	\$1,136,325	\$1,477,333
Gross Income per SqFt	\$14.00	\$15.81	\$15.24
Full Market Value	\$5,220,000	\$3,490,000	\$5,860,000
Market Value per SqFt	\$55.00	\$49.00	\$60.00
Distance from Cooperative in miles		4.70	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07656-0042	3-07011-0011	3-06069-0013
Address	1801 OCEAN AVENUE	2828 WEST 29 STREET	8829 FT HAMILTON PARKWAY
Neighborhood	MIDWOOD	CONEY ISLAND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	122	139
Year Built	1962	1972	1927
Gross SqFt	70,884	102,000	96,952
Estimated Gross Income	\$992,376	\$1,538,672	\$1,477,333
Gross Income per SqFt	\$14.00	\$15.09	\$15.24
Full Market Value	\$3,930,000	\$4,350,000	\$5,860,000
Market Value per SqFt	\$55.00	\$43.00	\$60.00
Distance from Cooperative in miles		3.55	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07674-0021	3-02102-0008	
Address	1925 OCEAN AVENUE	249 CUMBERLAND STREET	
Neighborhood	MIDWOOD	FORT GREENE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	41	70	
Year Built	1933	1928	
Gross SqFt	38,000	38,742	
Estimated Gross Income	\$341,240	\$849,916	
Gross Income per SqFt	\$8.98	\$21.94	
Full Market Value	\$1,120,000	\$3,800,000	
Market Value per SqFt	\$29.50	\$98.00	
Distance from Cooperative in miles		5.20	

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07680-0001	3-05123-0001	3-01322-0001
Address	2607 AVENUE O	1904 ALBEMARLE ROAD	501 NEW YORK AVENUE
Neighborhood	MIDWOOD	FLATBUSH-CENTRAL	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	59	89
Year Built	1950	1927	1952
Gross SqFt	62,500	67,074	68,220
Estimated Gross Income	\$675,000	\$624,106	\$878,710
Gross Income per SqFt	\$10.80	\$9.30	\$12.88
Full Market Value	\$2,280,000	\$2,060,000	\$3,300,000
Market Value per SqFt	\$36.50	\$31.00	\$48.40
Distance from Cooperative in miles		2.20	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07681-0010	3-07011-0011	3-06069-0013
Address	2705 KINGS HIGHWAY	2828 WEST 29 STREET	8829 FT HAMILTON PARKWAY
Neighborhood	MIDWOOD	CONEY ISLAND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	122	139
Year Built	1950	1972	1927
Gross SqFt	85,165	102,000	96,952
Estimated Gross Income	\$1,192,310	\$1,538,672	\$1,477,333
Gross Income per SqFt	\$14.00	\$15.09	\$15.24
Full Market Value	\$4,730,000	\$4,350,000	\$5,860,000
Market Value per SqFt	\$56.00	\$43.00	\$60.00
Distance from Cooperative in miles		3.70	4.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07682-0016	3-05123-0001	3-01322-0001
Address	2807 KINGS HIGHWAY	1904 ALBEMARLE ROAD	501 NEW YORK AVENUE
Neighborhood	MIDWOOD	FLATBUSH-CENTRAL	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	59	89
Year Built	1950	1927	1952
Gross SqFt	65,500	67,074	68,220
Estimated Gross Income	\$707,400	\$624,106	\$878,710
Gross Income per SqFt	\$10.80	\$9.30	\$12.88
Full Market Value	\$2,390,000	\$2,060,000	\$3,300,000
Market Value per SqFt	\$36.50	\$31.00	\$48.40
Distance from Cooperative in miles		2.20	3.25

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07690-0082	3-03908-0010	3-06770-0001
Address	2922 NOSTRAND AVENUE	2 ELTON STREET	2302 AVENUE O
Neighborhood	MADISON	CYPRESS HILLS	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	53	42
Year Built	1960	1928	1936
Gross SqFt	50,000	47,505	47,300
Estimated Gross Income	\$495,500	\$524,837	\$393,442
Gross Income per SqFt	\$9.91	\$11.05	\$8.32
Full Market Value	\$1,670,000	\$1,610,000	\$1,210,000
Market Value per SqFt	\$33.40	\$34.00	\$25.60
Distance from Cooperative in miles		5.70	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07776-0026	3-05155-0050	3-06825-0037
Address	1270 EAST 51 STREET	405 WESTMINSTER ROAD	2350 OCEAN AVENUE
Neighborhood	FLATLANDS	FLATBUSH-CENTRAL	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	156	138	110
Year Built	1966	1960	1974
Gross SqFt	149,521	153,424	130,842
Estimated Gross Income	\$2,058,904	\$1,847,730	\$2,026,099
Gross Income per SqFt	\$13.77	\$12.04	\$15.49
Full Market Value	\$8,160,000	\$6,510,000	\$8,240,000
Market Value per SqFt	\$55.00	\$42.00	\$63.00
Distance from Cooperative in miles		2.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07777-0026	3-07308-0032	3-05324-0001
Address	1271 EAST 51 STREET	3280 NOSTRAND AVENUE	333 MC DONALD AVENUE
Neighborhood	FLATLANDS	MADISON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	181	268
Year Built	1965	1961	1960
Gross SqFt	149,520	186,257	245,202
Estimated Gross Income	\$1,806,202	\$2,531,104	\$3,263,686
Gross Income per SqFt	\$12.08	\$13.59	\$13.31
Full Market Value	\$6,370,000	\$9,510,000	\$12,300,000
Market Value per SqFt	\$42.60	\$51.00	\$50.00
Distance from Cooperative in miles		1.95	3.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07778-0024	3-05155-0050	
Address	1190 EAST 53 STREET	405 WESTMINSTER ROAD	
Neighborhood	FLATLANDS	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	156	138	
Year Built	1966	1960	
Gross SqFt	149,520	153,424	
Estimated Gross Income	\$1,806,202	\$1,847,730	
Gross Income per SqFt	\$12.08	\$12.04	
Full Market Value	\$6,370,000	\$6,510,000	
Market Value per SqFt	\$42.60	\$42.00	
Distance from Cooperative in miles		2.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07779-0022	3-05155-0050	
Address	1199 EAST 53 STREET	405 WESTMINSTER ROAD	
Neighborhood	FLATLANDS	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	156	138	
Year Built	1966	1960	
Gross SqFt	149,520	153,424	
Estimated Gross Income	\$1,806,202	\$1,847,730	
Gross Income per SqFt	\$12.08	\$12.04	
Full Market Value	\$6,370,000	\$6,510,000	
Market Value per SqFt	\$42.60	\$42.00	
Distance from Cooperative in miles		2.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07780-0008	3-05155-0050	
Address	1165 EAST 54 STREET	405 WESTMINSTER ROAD	
Neighborhood	FLATLANDS	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	156	138	
Year Built	1966	1960	
Gross SqFt	149,520	153,424	
Estimated Gross Income	\$1,806,202	\$1,847,730	
Gross Income per SqFt	\$12.08	\$12.04	
Full Market Value	\$6,370,000	\$6,510,000	
Market Value per SqFt	\$42.60	\$42.00	
Distance from Cooperative in miles		2.35	

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07822-0045	3-01322-0001	
Address	2020 EAST 41 STREET	501 NEW YORK AVENUE	
Neighborhood	FLATLANDS	FLATBUSH-NORTH	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	54	89	
Year Built	1931	1952	
Gross SqFt	67,500	68,220	
Estimated Gross Income	\$729,000	\$878,710	
Gross Income per SqFt	\$10.80	\$12.88	
Full Market Value	\$2,460,000	\$3,300,000	
Market Value per SqFt	\$36.40	\$48.00	
Distance from Cooperative in miles		2.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07869-0011	3-07011-0011	3-06069-0013
Address	2239 TROY AVENUE	2828 WEST 29 STREET	8829 FT HAMILTON PARKWAY
Neighborhood	FLATLANDS	CONEY ISLAND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	122	139
Year Built	1953	1972	1927
Gross SqFt	105,900	102,000	96,952
Estimated Gross Income	\$1,482,600	\$1,538,672	\$1,477,333
Gross Income per SqFt	\$14.00	\$15.09	\$15.24
Full Market Value	\$5,880,000	\$4,350,000	\$5,860,000
Market Value per SqFt	\$56.00	\$43.00	\$60.00
Distance from Cooperative in miles		4.45	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08235-0289	3-05670-0047	3-05024-0063
Address	1001 EAST 108 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	CANARSIE	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	75	11	16
Year Built	1967	1916	1931
Gross SqFt	52,590	22,500	7,596
Estimated Gross Income	\$904,943	\$359,607	\$127,812
Gross Income per SqFt	\$17.21	\$15.98	\$16.83
Full Market Value	\$3,680,000	\$1,460,000	\$520,000
Market Value per SqFt	\$70.00	\$65.00	\$68.00
Distance from Cooperative in miles		5.60	4.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08235-0315	3-05670-0047	3-05024-0063
Address	959 EAST 108 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	CANARSIE	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	75	11	16
Year Built	1967	1916	1931
Gross SqFt	52,590	22,500	7,596
Estimated Gross Income	\$954,943	\$359,607	\$127,812
Gross Income per SqFt	\$18.16	\$15.98	\$16.83
Full Market Value	\$3,880,000	\$1,460,000	\$520,000
Market Value per SqFt	\$74.00	\$65.00	\$68.00
Distance from Cooperative in miles		5.60	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08378-0001	3-05670-0047	3-05024-0063
Address	5607 AVENUE T	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	22	11	16
Year Built	1955	1916	1931
Gross SqFt	18,576	22,500	7,596
Estimated Gross Income	\$282,169	\$359,607	\$127,812
Gross Income per SqFt	\$15.19	\$15.98	\$16.83
Full Market Value	\$1,150,000	\$1,460,000	\$520,000
Market Value per SqFt	\$62.00	\$65.00	\$68.00
Distance from Cooperative in miles		4.05	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08399-0040	3-05670-0047	3-05024-0063
Address	5610 AVENUE T	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	36	11	16
Year Built	1955	1916	1931
Gross SqFt	32,233	22,500	7,596
Estimated Gross Income	\$489,619	\$359,607	\$127,812
Gross Income per SqFt	\$15.19	\$15.98	\$16.83
Full Market Value	\$1,990,000	\$1,460,000	\$520,000
Market Value per SqFt	\$62.00	\$65.00	\$68.00
Distance from Cooperative in miles		4.10	4.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08399-0120	3-05670-0047	3-05024-0063
Address	2001 PEARSON STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	56	11	16
Year Built	1955	1916	1931
Gross SqFt	49,940	22,500	7,596
Estimated Gross Income	\$758,589	\$359,607	\$127,812
Gross Income per SqFt	\$15.19	\$15.98	\$16.83
Full Market Value	\$3,090,000	\$1,460,000	\$520,000
Market Value per SqFt	\$62.00	\$65.00	\$68.00
Distance from Cooperative in miles		4.15	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08400-0040	3-05670-0047	3-05024-0063
Address	5710 AVENUE T	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	72	11	16
Year Built	1955	1916	1931
Gross SqFt	63,606	22,500	7,596
Estimated Gross Income	\$966,175	\$359,607	\$127,812
Gross Income per SqFt	\$15.19	\$15.98	\$16.83
Full Market Value	\$3,930,000	\$1,460,000	\$520,000
Market Value per SqFt	\$62.00	\$65.00	\$68.00
Distance from Cooperative in miles		4.15	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08401-0020	3-05670-0047	3-05024-0063
Address	5810 AVENUE T	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	68	11	16
Year Built	1955	1916	1931
Gross SqFt	60,288	22,500	7,596
Estimated Gross Income	\$915,775	\$359,607	\$127,812
Gross Income per SqFt	\$15.19	\$15.98	\$16.83
Full Market Value	\$3,720,000	\$1,460,000	\$520,000
Market Value per SqFt	\$62.00	\$65.00	\$68.00
Distance from Cooperative in miles		4.20	4.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08429-0036	3-05670-0047	3-05024-0063
Address	6910 AVENUE U	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BERGEN BEACH	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	128	11	16
Year Built	1963	1916	1931
Gross SqFt	117,852	22,500	7,596
Estimated Gross Income	\$1,083,060	\$359,607	\$127,812
Gross Income per SqFt	\$9.19	\$15.98	\$16.83
Full Market Value	\$3,570,000	\$1,460,000	\$520,000
Market Value per SqFt	\$30.30	\$65.00	\$68.00
Distance from Cooperative in miles		4.60	4.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08514-0038	3-05670-0047	3-05024-0063
Address	5302 FILLMORE AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	11	16
Year Built	1955	1916	1931
Gross SqFt	25,424	22,500	7,596
Estimated Gross Income	\$386,191	\$359,607	\$127,812
Gross Income per SqFt	\$15.19	\$15.98	\$16.83
Full Market Value	\$1,570,000	\$1,460,000	\$520,000
Market Value per SqFt	\$62.00	\$65.00	\$68.00
Distance from Cooperative in miles		3.90	3.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08515-0024	3-05670-0047	3-05024-0063
Address	5402 FILLMORE AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	58	11	16
Year Built	1955	1916	1931
Gross SqFt	51,936	22,500	7,596
Estimated Gross Income	\$788,908	\$359,607	\$127,812
Gross Income per SqFt	\$15.19	\$15.98	\$16.83
Full Market Value	\$3,210,000	\$1,460,000	\$520,000
Market Value per SqFt	\$62.00	\$65.00	\$68.00
Distance from Cooperative in miles		3.95	3.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08669-0068	3-07263-0124	3-08716-0080
Address	3045 OCEAN PARKWAY	2822 BRIGHTON 8 STREET	3047 BRIGHTON 13 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	30	42	41
Year Built	1931	1930	1926
Gross SqFt	35,200	32,400	30,800
Estimated Gross Income	\$413,952	\$353,800	\$388,004
Gross Income per SqFt	\$11.76	\$10.92	\$12.60
Full Market Value	\$1,460,000	\$1,250,000	\$1,460,000
Market Value per SqFt	\$41.50	\$39.00	\$47.40
Distance from Cooperative in miles		0.45	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08669-0073	3-05870-0044	3-05874-0072
Address	3039 OCEAN PARKWAY	6914 RIDGE BOULEVARD	537 OVINGTON AVENUE
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	40	62
Year Built	1925	1922	1927
Gross SqFt	28,480	33,000	46,200
Estimated Gross Income	\$277,253	\$315,697	\$426,094
Gross Income per SqFt	\$9.74	\$9.57	\$9.22
Full Market Value	\$937,000	\$1,070,000	\$1,400,000
Market Value per SqFt	\$32.90	\$32.00	\$30.30
Distance from Cooperative in miles		5.20	4.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08669-0077	3-07263-0124	3-08716-0080
Address	3017 OCEAN PARKWAY	2822 BRIGHTON 8 STREET	3047 BRIGHTON 13 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	46	42	41
Year Built	1924	1930	1926
Gross SqFt	34,720	32,400	30,800
Estimated Gross Income	\$337,999	\$353,800	\$388,004
Gross Income per SqFt	\$9.73	\$10.92	\$12.60
Full Market Value	\$1,140,000	\$1,250,000	\$1,460,000
Market Value per SqFt	\$32.80	\$39.00	\$47.40
Distance from Cooperative in miles		0.45	0.60

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08679-0007	3-07155-0004	3-07179-0058
Address	3101 OCEAN PARKWAY	2250 EAST 4 STREET	2375 EAST 3 STREET
Neighborhood	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	102	116	135
Year Built	1956	1962	1957
Gross SqFt	121,000	125,160	112,320
Estimated Gross Income	\$1,402,390	\$1,256,775	\$1,476,059
Gross Income per SqFt	\$11.59	\$10.04	\$13.14
Full Market Value	\$4,940,000	\$4,250,000	\$5,550,000
Market Value per SqFt	\$40.80	\$34.00	\$49.40
Distance from Cooperative in miles		1.35	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08680-0001	3-07052-0034	3-07055-0013
Address	40 BRIGHTON 1 STREET	2966 WEST 28 STREET	2950 WEST 24 STREET
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	448	333	360
Year Built	1963	1970	1972
Gross SqFt	437,860	453,758	380,000
Estimated Gross Income	\$5,994,303	\$5,347,513	\$5,274,348
Gross Income per SqFt	\$13.69	\$11.78	\$13.88
Full Market Value	\$23,800,000	\$15,100,000	\$14,900,000
Market Value per SqFt	\$54.00	\$33.00	\$39.20
Distance from Cooperative in miles		1.45	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08683-0080	3-08709-0072	3-08709-0100
Address	3111 BRIGHTON 1 PLACE	3030 BRIGHTON 12 STREET	125 BRIGHTON 11 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	96	112
Year Built	1932	1931	1931
Gross SqFt	73,500	100,800	117,600
Estimated Gross Income	\$697,148	\$996,260	\$1,068,860
Gross Income per SqFt	\$9.49	\$9.88	\$9.09
Full Market Value	\$2,300,000	\$3,370,000	\$3,280,000
Market Value per SqFt	\$31.30	\$33.00	\$27.90
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08685-0010	3-08686-0031	3-05389-0034
Address	3100 BRIGHTON 3 STREET	301 BRIGHTWATER COURT	470 OCEAN PARKWAY
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	48	72
Year Built	1920	1931	1931
Gross SqFt	59,640	46,920	72,600
Estimated Gross Income	\$616,081	\$452,278	\$612,202
Gross Income per SqFt	\$10.33	\$9.64	\$8.43
Full Market Value	\$2,080,000	\$1,390,000	\$2,020,000
Market Value per SqFt	\$34.90	\$30.00	\$27.80
Distance from Cooperative in miles		0.05	4.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08685-0083	3-07128-0005	3-07198-0006
Address	3111 BRIGHTON 2 STREET	380 AVENUE U	410 AVENUE X
Neighborhood	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	60	45
Year Built	1963	1962	1957
Gross SqFt	42,700	54,100	43,974
Estimated Gross Income	\$440,024	\$492,922	\$505,899
Gross Income per SqFt	\$10.31	\$9.11	\$11.50
Full Market Value	\$1,490,000	\$1,620,000	\$1,780,000
Market Value per SqFt	\$34.90	\$30.00	\$40.50
Distance from Cooperative in miles		1.40	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08686-0025	3-08686-0031	3-08686-0078
Address	313 BRIGHTWATER COURT	301 BRIGHTWATER COURT	3118 BRIGHTON 4 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	48	41
Year Built	1931	1931	1930
Gross SqFt	43,669	46,920	41,760
Estimated Gross Income	\$389,527	\$452,278	\$394,312
Gross Income per SqFt	\$8.92	\$9.64	\$9.44
Full Market Value	\$1,280,000	\$1,390,000	\$1,300,000
Market Value per SqFt	\$29.30	\$30.00	\$31.10
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08686-0037	3-08686-0031	3-08686-0078
Address	3105 BRIGHTON 3 STREET	301 BRIGHTWATER COURT	3118 BRIGHTON 4 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	48	41
Year Built	1927	1931	1930
Gross SqFt	59,640	46,920	41,760
Estimated Gross Income	\$568,966	\$452,278	\$394,312
Gross Income per SqFt	\$9.54	\$9.64	\$9.44
Full Market Value	\$1,920,000	\$1,390,000	\$1,300,000
Market Value per SqFt	\$32.20	\$30.00	\$31.10
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08686-0046	3-08661-0078	3-08718-0052
Address	3091 BRIGHTON 3 STREET	2935 OCEAN PARKWAY	1159 BRIGHTON BEACH AVENU
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	71	58
Year Built	1935	1928	1934
Gross SqFt	56,700	65,400	58,000
Estimated Gross Income	\$572,670	\$669,713	\$577,763
Gross Income per SqFt	\$10.10	\$10.24	\$9.96
Full Market Value	\$1,940,000	\$2,260,000	\$1,770,000
Market Value per SqFt	\$34.20	\$35.00	\$30.50
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08689-0045	3-08686-0031	3-08686-0078
Address	3096 BRIGHTON 6 STREET	301 BRIGHTWATER COURT	3118 BRIGHTON 4 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	48	41
Year Built	1929	1931	1930
Gross SqFt	83,520	46,920	41,760
Estimated Gross Income	\$796,781	\$452,278	\$394,312
Gross Income per SqFt	\$9.54	\$9.64	\$9.44
Full Market Value	\$2,690,000	\$1,390,000	\$1,300,000
Market Value per SqFt	\$32.20	\$30.00	\$31.10
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08689-0055	3-08686-0031	3-08686-0078
Address	3130 BRIGHTON 6 STREET	301 BRIGHTWATER COURT	3118 BRIGHTON 4 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	48	41
Year Built	1930	1931	1930
Gross SqFt	85,997	46,920	41,760
Estimated Gross Income	\$820,411	\$452,278	\$394,312
Gross Income per SqFt	\$9.54	\$9.64	\$9.44
Full Market Value	\$2,770,000	\$1,390,000	\$1,300,000
Market Value per SqFt	\$32.20	\$30.00	\$31.10
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08690-0091	3-07235-0001	3-07179-0058
Address	500 BRIGHTWATER COURT	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	195	240	135
Year Built	1967	1951	1957
Gross SqFt	185,000	194,880	112,320
Estimated Gross Income	\$2,503,050	\$2,710,993	\$1,476,059
Gross Income per SqFt	\$13.53	\$13.91	\$13.14
Full Market Value	\$7,070,000	\$9,560,000	\$5,550,000
Market Value per SqFt	\$38.20	\$49.00	\$49.40
Distance from Cooperative in miles		0.80	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08691-0011	3-08686-0031	3-08686-0078
Address	601 BRIGHTWATER COURT	301 BRIGHTWATER COURT	3118 BRIGHTON 4 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	48	41
Year Built	1929	1931	1930
Gross SqFt	82,620	46,920	41,760
Estimated Gross Income	\$736,970	\$452,278	\$394,312
Gross Income per SqFt	\$8.92	\$9.64	\$9.44
Full Market Value	\$2,430,000	\$1,390,000	\$1,300,000
Market Value per SqFt	\$29.40	\$30.00	\$31.10
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08692-0030	3-08691-0021	3-08718-0075
Address	3250 CONEY ISLAND AVENUE	3115 BRIGHTON 6 STREET	150 CORBIN PLACE
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	82	118
Year Built	1941	1928	1942
Gross SqFt	103,734	86,100	125,000
Estimated Gross Income	\$1,117,215	\$807,762	\$1,520,327
Gross Income per SqFt	\$10.77	\$9.38	\$12.16
Full Market Value	\$3,780,000	\$2,660,000	\$5,360,000
Market Value per SqFt	\$36.40	\$31.00	\$42.90
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08692-0041	3-08691-0021	3-08718-0075
Address	3260 CONEY ISLAND AVENUE	3115 BRIGHTON 6 STREET	150 CORBIN PLACE
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	82	118
Year Built	1941	1928	1942
Gross SqFt	103,734	86,100	125,000
Estimated Gross Income	\$1,117,215	\$807,762	\$1,520,327
Gross Income per SqFt	\$10.77	\$9.38	\$12.16
Full Market Value	\$3,780,000	\$2,660,000	\$5,360,000
Market Value per SqFt	\$36.40	\$31.00	\$42.90
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08710-0055	3-05892-0006	3-05892-0016
Address	50 SHORE BOULEVARD	7101 4 AVENUE	414 OVINGTON AVENUE
Neighborhood	SHEEPSHEAD BAY	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	72	50	54
Year Built	1957	1950	1950
Gross SqFt	38,778	77,430	67,830
Estimated Gross Income	\$373,820	\$710,791	\$684,068
Gross Income per SqFt	\$9.64	\$9.18	\$10.09
Full Market Value	\$1,260,000	\$2,340,000	\$2,310,000
Market Value per SqFt	\$32.50	\$30.00	\$34.10
Distance from Cooperative in miles		5.00	5.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08711-0015	3-07155-0004	3-07179-0058
Address	2906 BRIGHTON 12 STREET	2250 EAST 4 STREET	2375 EAST 3 STREET
Neighborhood	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	116	135
Year Built	1951	1962	1957
Gross SqFt	112,389	125,160	112,320
Estimated Gross Income	\$1,302,589	\$1,256,775	\$1,476,059
Gross Income per SqFt	\$11.59	\$10.04	\$13.14
Full Market Value	\$4,590,000	\$4,250,000	\$5,550,000
Market Value per SqFt	\$40.80	\$34.00	\$49.40
Distance from Cooperative in miles		1.15	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08717-0036	3-08717-0029	3-08717-0096
Address	8 BRIGHTON 15 STREET	150 BRIGHTON 15 STREET	3031 BRIGHTON 14 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	86	47
Year Built	1930	1927	1932
Gross SqFt	36,000	62,500	40,000
Estimated Gross Income	\$449,280	\$868,080	\$442,830
Gross Income per SqFt	\$12.48	\$13.89	\$11.07
Full Market Value	\$1,690,000	\$3,440,000	\$1,560,000
Market Value per SqFt	\$46.90	\$55.00	\$39.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08719-0020	3-06104-0004	3-07011-0011
Address	150 WEST END AVENUE	9303 SHORE ROAD	2828 WEST 29 STREET
Neighborhood	BRIGHTON BEACH	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	70	122
Year Built	1951	1957	1972
Gross SqFt	81,900	81,200	102,000
Estimated Gross Income	\$1,152,333	\$1,059,393	\$1,538,672
Gross Income per SqFt	\$14.07	\$13.05	\$15.09
Full Market Value	\$4,570,000	\$3,980,000	\$4,350,000
Market Value per SqFt	\$56.00	\$49.00	\$42.60
Distance from Cooperative in miles		5.30	2.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08721-0350	3-08691-0021	3-08718-0075
Address	1120 BRIGHTON BEACH AVENUE	3115 BRIGHTON 6 STREET	150 CORBIN PLACE
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	157	82	118
Year Built	1935	1928	1942
Gross SqFt	162,957	86,100	125,000
Estimated Gross Income	\$1,755,047	\$807,762	\$1,520,327
Gross Income per SqFt	\$10.77	\$9.38	\$12.16
Full Market Value	\$5,930,000	\$2,660,000	\$5,360,000
Market Value per SqFt	\$36.40	\$31.00	\$42.90
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08721-0360	3-07052-0034	3-07055-0013
Address	3131 BRIGHTON 13 STREET	2966 WEST 28 STREET	2950 WEST 24 STREET
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	383	333	360
Year Built	1962	1970	1972
Gross SqFt	404,149	453,758	380,000
Estimated Gross Income	\$5,532,800	\$5,347,513	\$5,274,348
Gross Income per SqFt	\$13.69	\$11.78	\$13.88
Full Market Value	\$21,900,000	\$15,100,000	\$14,900,000
Market Value per SqFt	\$54.00	\$33.00	\$39.20
Distance from Cooperative in miles		2.05	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08721-0375	3-06468-0016	3-07234-0001
Address	1311 BRIGHTWATER AVENUE	1429 SHORE PARKWAY	2612 WEST 2 STREET
Neighborhood	BRIGHTON BEACH	BATH BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	208	263	240
Year Built	1959	1960	1951
Gross SqFt	288,548	257,300	194,880
Estimated Gross Income	\$3,860,772	\$3,305,508	\$2,710,993
Gross Income per SqFt	\$13.38	\$12.85	\$13.91
Full Market Value	\$14,500,000	\$12,400,000	\$9,560,000
Market Value per SqFt	\$50.00	\$48.00	\$49.10
Distance from Cooperative in miles		3.00	1.00

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08722-0474	3-08690-0083	3-08718-0075
Address	1150 BRIGHTON BEACH AVENUE	3152 BRIGHTON 6 STREET	150 CORBIN PLACE
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	159	125	118
Year Built	1935	1929	1942
Gross SqFt	162,957	139,980	125,000
Estimated Gross Income	\$2,592,646	\$1,335,391	\$1,520,327
Gross Income per SqFt	\$15.91	\$9.54	\$12.16
Full Market Value	\$10,500,000	\$4,100,000	\$5,360,000
Market Value per SqFt	\$64.00	\$29.00	\$42.90
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08723-0279	3-08686-0031	3-08686-0078
Address	286 CORBIN PLACE	301 BRIGHTWATER COURT	3118 BRIGHTON 4 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	48	41
Year Built	1941	1931	1930
Gross SqFt	36,000	46,920	41,760
Estimated Gross Income	\$597,600	\$452,278	\$394,312
Gross Income per SqFt	\$16.60	\$9.64	\$9.44
Full Market Value	\$2,430,000	\$1,390,000	\$1,300,000
Market Value per SqFt	\$68.00	\$30.00	\$31.10
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08726-0001	3-08711-0085	3-08717-0029
Address	110 SHORE BOULEVARD	79 BRIGHTON 11 STREET	150 BRIGHTON 15 STREET
Neighborhood	MANHATTAN BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	58	86
Year Built	1940	1936	1927
Gross SqFt	81,000	50,500	62,500
Estimated Gross Income	\$1,038,420	\$593,304	\$868,080
Gross Income per SqFt	\$12.82	\$11.75	\$13.89
Full Market Value	\$3,900,000	\$2,000,000	\$3,440,000
Market Value per SqFt	\$48.10	\$40.00	\$55.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08768-0001	3-08805-0036	3-08805-0134
Address	1516 VOORHIES AVENUE	2790 COYLE STREET	2815 COYLE STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	76	78
Year Built	1961	1961	1961
Gross SqFt	87,300	73,000	67,000
Estimated Gross Income	\$1,228,311	\$887,570	\$806,455
Gross Income per SqFt	\$14.07	\$12.16	\$12.04
Full Market Value	\$4,870,000	\$3,130,000	\$2,840,000
Market Value per SqFt	\$56.00	\$43.00	\$42.40
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08771-0135	3-07011-0011	3-07179-0058
Address	1625 EMMONS AVENUE	2828 WEST 29 STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	148	122	135
Year Built	1962	1972	1957
Gross SqFt	144,054	102,000	112,320
Estimated Gross Income	\$2,032,602	\$1,538,672	\$1,476,059
Gross Income per SqFt	\$14.11	\$15.09	\$13.14
Full Market Value	\$8,060,000	\$4,350,000	\$5,550,000
Market Value per SqFt	\$56.00	\$43.00	\$49.40
Distance from Cooperative in miles		2.35	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08772-0022	3-07263-0124	3-08776-0007
Address	2746 EAST 19 STREET	2822 BRIGHTON 8 STREET	2018 VOORHIES AVENUE
Neighborhood	SHEEPSHEAD BAY	BRIGHTON BEACH	SHEEPSHEAD BAY
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	48	42	42
Year Built	1931	1930	1938
Gross SqFt	27,450	32,400	31,392
Estimated Gross Income	\$267,226	\$353,800	\$363,731
Gross Income per SqFt	\$9.74	\$10.92	\$11.59
Full Market Value	\$903,000	\$1,250,000	\$1,280,000
Market Value per SqFt	\$32.90	\$39.00	\$40.80
Distance from Cooperative in miles		0.60	0.15

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08782-0007	3-07011-0011	3-07179-0058
Address	2330 VOORHIES AVENUE	2828 WEST 29 STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	122	135
Year Built	1962	1972	1957
Gross SqFt	109,258	102,000	112,320
Estimated Gross Income	\$1,541,630	\$1,538,672	\$1,476,059
Gross Income per SqFt	\$14.11	\$15.09	\$13.14
Full Market Value	\$6,110,000	\$4,350,000	\$5,550,000
Market Value per SqFt	\$56.00	\$43.00	\$49.40
Distance from Cooperative in miles		2.70	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08791-0104	3-06468-0016	3-07234-0001
Address	2717 EAST 28 STREET	1429 SHORE PARKWAY	2612 WEST 2 STREET
Neighborhood	SHEEPSHEAD BAY	BATH BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	240	263	240
Year Built	1955	1960	1951
Gross SqFt	290,160	257,300	194,880
Estimated Gross Income	\$3,882,341	\$3,305,508	\$2,710,993
Gross Income per SqFt	\$13.38	\$12.85	\$13.91
Full Market Value	\$14,600,000	\$12,400,000	\$9,560,000
Market Value per SqFt	\$50.00	\$48.00	\$49.10
Distance from Cooperative in miles		3.55	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08804-0042	3-07235-0001	3-07179-0058
Address	2800 COYLE STREET	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	157	240	135
Year Built	1961	1951	1957
Gross SqFt	145,000	194,880	112,320
Estimated Gross Income	\$1,961,850	\$2,710,993	\$1,476,059
Gross Income per SqFt	\$13.53	\$13.91	\$13.14
Full Market Value	\$7,370,000	\$9,560,000	\$5,550,000
Market Value per SqFt	\$51.00	\$49.00	\$49.40
Distance from Cooperative in miles		1.85	1.80

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08806-0140	3-07235-0001	3-07179-0058
Address	3845 SHORE PARKWAY	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	153	240	135
Year Built	1965	1951	1957
Gross SqFt	153,192	194,880	112,320
Estimated Gross Income	\$2,072,688	\$2,710,993	\$1,476,059
Gross Income per SqFt	\$13.53	\$13.91	\$13.14
Full Market Value	\$7,790,000	\$9,560,000	\$5,550,000
Market Value per SqFt	\$51.00	\$49.00	\$49.40
Distance from Cooperative in miles		1.95	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08806-0150	3-07235-0001	3-07179-0058
Address	3080 VOORHIES AVENUE	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	153	240	135
Year Built	1966	1951	1957
Gross SqFt	157,500	194,880	112,320
Estimated Gross Income	\$2,130,975	\$2,710,993	\$1,476,059
Gross Income per SqFt	\$13.53	\$13.91	\$13.14
Full Market Value	\$8,010,000	\$9,560,000	\$5,550,000
Market Value per SqFt	\$51.00	\$49.00	\$49.40
Distance from Cooperative in miles		1.95	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08808-0059	3-07235-0001	3-07179-0058
Address	3221 EMMONS AVENUE	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	240	135
Year Built	1960	1951	1957
Gross SqFt	161,000	194,880	112,320
Estimated Gross Income	\$2,178,330	\$2,710,993	\$1,476,059
Gross Income per SqFt	\$13.53	\$13.91	\$13.14
Full Market Value	\$8,190,000	\$9,560,000	\$5,550,000
Market Value per SqFt	\$51.00	\$49.00	\$49.40
Distance from Cooperative in miles		2.00	1.90

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08818-0043	3-07179-0058	3-07155-0004
Address	2265 GERRITSEN AVENUE	2375 EAST 3 STREET	2250 EAST 4 STREET
Neighborhood	MARINE PARK	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	135	116
Year Built	1962	1957	1962
Gross SqFt	107,916	112,320	125,160
Estimated Gross Income	\$1,270,171	\$1,476,059	\$1,256,775
Gross Income per SqFt	\$11.77	\$13.14	\$10.04
Full Market Value	\$4,480,000	\$5,550,000	\$4,250,000
Market Value per SqFt	\$41.50	\$49.00	\$34.00
Distance from Cooperative in miles		1.85	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08819-0011	3-06468-0016	3-07234-0001
Address	2220 BURNETT STREET	1429 SHORE PARKWAY	2612 WEST 2 STREET
Neighborhood	MARINE PARK	BATH BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	264	263	240
Year Built	1952	1960	1951
Gross SqFt	261,072	257,300	194,880
Estimated Gross Income	\$3,493,143	\$3,305,508	\$2,710,993
Gross Income per SqFt	\$13.38	\$12.85	\$13.91
Full Market Value	\$13,100,000	\$12,400,000	\$9,560,000
Market Value per SqFt	\$50.00	\$48.00	\$49.10
Distance from Cooperative in miles		3.80	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08820-0001	3-07263-0124	3-08716-0080
Address	3171 WHITNEY AVENUE	2822 BRIGHTON 8 STREET	3047 BRIGHTON 13 STREET
Neighborhood	MARINE PARK	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	C8-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	42	41
Year Built	1927	1930	1926
Gross SqFt	27,816	32,400	30,800
Estimated Gross Income	\$238,661	\$353,800	\$388,004
Gross Income per SqFt	\$8.58	\$10.92	\$12.60
Full Market Value	\$787,000	\$1,250,000	\$1,460,000
Market Value per SqFt	\$28.30	\$39.00	\$47.40
Distance from Cooperative in miles		1.90	1.85

BOROUGH OF BROOKLYN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08820-0007	3-07179-0058	3-07155-0004
Address	2241 PLUMB 1 STREET	2375 EAST 3 STREET	2250 EAST 4 STREET
Neighborhood	MARINE PARK	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	135	116
Year Built	1957	1957	1962
Gross SqFt	118,443	112,320	125,160
Estimated Gross Income	\$1,394,074	\$1,476,059	\$1,256,775
Gross Income per SqFt	\$11.77	\$13.14	\$10.04
Full Market Value	\$4,910,000	\$5,550,000	\$4,250,000
Market Value per SqFt	\$41.50	\$49.00	\$34.00
Distance from Cooperative in miles		1.90	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08821-0001	3-07155-0004	3-07238-0002
Address	2209 KNAPP STREET	2250 EAST 4 STREET	9 MURDOCK COURT
Neighborhood	MARINE PARK	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	116	180
Year Built	1951	1962	1949
Gross SqFt	174,580	125,160	169,632
Estimated Gross Income	\$1,954,423	\$1,256,775	\$2,033,248
Gross Income per SqFt	\$11.19	\$10.04	\$11.99
Full Market Value	\$6,890,000	\$4,250,000	\$6,870,000
Market Value per SqFt	\$39.50	\$34.00	\$40.50
Distance from Cooperative in miles		1.85	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08821-0010	3-07155-0004	3-07238-0002
Address	2251 KNAPP STREET	2250 EAST 4 STREET	9 MURDOCK COURT
Neighborhood	MARINE PARK	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	116	180
Year Built	1953	1962	1949
Gross SqFt	174,580	125,160	169,632
Estimated Gross Income	\$1,954,423	\$1,256,775	\$2,033,248
Gross Income per SqFt	\$11.19	\$10.04	\$11.99
Full Market Value	\$6,890,000	\$4,250,000	\$6,870,000
Market Value per SqFt	\$39.50	\$34.00	\$40.50
Distance from Cooperative in miles		1.85	2.00