

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00027-7501	3-00221-0020	3-00056-0003	3-00220-0016
Condominium Section	0658-R1			
Address	1 MAIN STREET	80 CRANBERRY STREET	99 GOLD STREET	35 ORANGE STREET
Neighborhood	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	124	137	88	48
Year Built	1913	1900	1919	1924
Gross SqFt	227,916	108,780	109,875	47,136
Estimated Gross Income	\$5,150,902	\$2,458,853	\$3,305,618	\$744,258
Gross Income per SqFt	\$22.60	\$22.60	\$30.09	\$15.79
Estimated Expense	\$1,802,816	\$985,722	\$1,533,558	\$392,493
Expense SqFt	\$7.91	\$9.06	\$13.96	\$8.33
Net Operating Income	\$3,348,086	\$1,473,131	\$1,772,060	\$351,765
Full Market Value	\$23,759,904	\$10,766,000	\$13,272,000	\$2,405,000
Market Value per SqFt	\$104.25	\$98.97	\$120.79	\$51.02
Distance from Condominium in miles		0.33	0.45	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00028-7501	3-00268-0039	3-00263-0044	3-00171-0049
Condominium Section	1370-R1			
Address	31 WASHINGTON STREET	54 LIVINGSTON STREET	18 SIDNEY PLACE	337 STATE STREET
Neighborhood	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	32	18	60
Year Built	2001	1900	1900	1930
Gross SqFt	24,672	21,040	9,875	39,770
Estimated Gross Income	\$543,031	\$409,047	\$309,659	\$875,152
Gross Income per SqFt	\$22.01	\$19.44	\$31.36	\$22.01
Estimated Expense	\$222,643	\$195,029	\$112,744	\$261,107
Expense SqFt	\$9.02	\$9.27	\$11.42	\$6.57
Net Operating Income	\$320,388	\$214,018	\$196,915	\$614,045
Full Market Value	\$2,346,000	\$1,529,000	\$1,470,000	\$4,497,000
Market Value per SqFt	\$95.09	\$72.67	\$148.86	\$113.08
Distance from Condominium in miles		0.84	0.84	1.07

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00028-7502	3-00042-0018	3-00056-0003	
Condominium Section	2018-R1			
Address	133 WATER STREET	254 WATER STREET	99 GOLD STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	
Total Units	69	26	88	
Year Built	2006	2002	1919	
Gross SqFt	78,352	28,358	109,875	
Estimated Gross Income	\$1,739,414	\$530,948	\$3,305,618	
Gross Income per SqFt	\$22.20	\$18.72	\$30.09	
Estimated Expense	\$608,795	\$164,180	\$1,533,558	
Expense SqFt	\$7.77	\$5.79	\$13.96	
Net Operating Income	\$1,130,619	\$366,768	\$1,772,060	
Full Market Value	\$8,488,003	\$2,636,000	\$13,272,000	
Market Value per SqFt	\$108.33	\$92.95	\$120.79	
Distance from Condominium in miles		0.29	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00031-7502	3-00268-0039	3-00171-0049	3-02108-0021
Condominium Section	1181-R1			
Address	50 BRIDGE STREET	54 LIVINGSTON STREET	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	58	32	60	35
Year Built	1904	1900	1930	1900
Gross SqFt	52,530	21,040	39,770	27,144
Estimated Gross Income	\$1,021,183	\$409,047	\$875,152	\$525,261
Gross Income per SqFt	\$19.44	\$19.44	\$22.01	\$19.35
Estimated Expense	\$462,789	\$195,029	\$261,107	\$226,573
Expense SqFt	\$8.81	\$9.27	\$6.57	\$8.35
Net Operating Income	\$558,394	\$214,018	\$614,045	\$298,688
Full Market Value	\$4,003,003	\$1,529,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$76.20	\$72.67	\$113.08	\$78.91
Distance from Condominium in miles		0.89	1.04	1.18

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00035-7501	3-00042-0018	3-00171-0049	3-00269-0016
Condominium Section	1771-R1			
Address	4 WATER STREET	254 WATER STREET	337 STATE STREET	61 SCHERMERHORN STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	13	26	60	68
Year Built	2007	2002	1930	2006
Gross SqFt	20,085	28,358	39,770	47,896
Estimated Gross Income	\$442,071	\$530,948	\$875,152	\$1,669,215
Gross Income per SqFt	\$22.01	\$18.72	\$22.01	\$34.85
Estimated Expense	\$154,655	\$164,180	\$261,107	\$422,616
Expense SqFt	\$7.70	\$5.79	\$6.57	\$8.82
Net Operating Income	\$287,416	\$366,768	\$614,045	\$1,246,599
Full Market Value	\$2,107,998	\$2,636,000	\$4,497,000	\$9,226,000
Market Value per SqFt	\$104.95	\$92.95	\$113.08	\$192.63
Distance from Condominium in miles		0.50	1.09	0.84

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00036-7501	3-00042-0018	3-00056-0003	
Condominium Section	1000-R1			
Address	30 MAIN STREET	254 WATER STREET	99 GOLD STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	
Total Units	87	26	88	
Year Built	1910	2002	1919	
Gross SqFt	158,053	28,358	109,875	
Estimated Gross Income	\$3,571,998	\$530,948	\$3,305,618	
Gross Income per SqFt	\$22.60	\$18.72	\$30.09	
Estimated Expense	\$1,393,079	\$164,180	\$1,533,558	
Expense SqFt	\$8.81	\$5.79	\$13.96	
Net Operating Income	\$2,178,919	\$366,768	\$1,772,060	
Full Market Value	\$15,924,001	\$2,636,000	\$13,272,000	
Market Value per SqFt	\$100.75	\$92.95	\$120.79	
Distance from Condominium in miles		0.41	0.52	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00036-7502	3-00042-0018	3-00269-0016	
Condominium Section	1073-R1			
Address	42 MAIN STREET	254 WATER STREET	61 SCHERMERHORN STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D3-ELEVATOR	
Total Units	21	26	68	
Year Built	1910	2002	2006	
Gross SqFt	23,150	28,358	47,896	
Estimated Gross Income	\$581,065	\$530,948	\$1,669,215	
Gross Income per SqFt	\$25.10	\$18.72	\$34.85	
Estimated Expense	\$182,191	\$164,180	\$422,616	
Expense SqFt	\$7.87	\$5.79	\$8.82	
Net Operating Income	\$398,874	\$366,768	\$1,246,599	
Full Market Value	\$2,896,003	\$2,636,000	\$9,226,000	
Market Value per SqFt	\$125.10	\$92.95	\$192.63	
Distance from Condominium in miles		0.41	0.83	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00036-7503	3-00042-0018	3-00171-0049	3-00269-0016
Condominium Section	1580-R1			
Address	57 FRONT STREET	254 WATER STREET	337 STATE STREET	61 SCHERMERHORN STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	31	26	60	68
Year Built	1899	2002	1930	2006
Gross SqFt	41,476	28,358	39,770	47,896
Estimated Gross Income	\$912,887	\$530,948	\$875,152	\$1,669,215
Gross Income per SqFt	\$22.01	\$18.72	\$22.01	\$34.85
Estimated Expense	\$319,510	\$164,180	\$261,107	\$422,616
Expense SqFt	\$7.70	\$5.79	\$6.57	\$8.82
Net Operating Income	\$593,377	\$366,768	\$614,045	\$1,246,599
Full Market Value	\$4,344,999	\$2,636,000	\$4,497,000	\$9,226,000
Market Value per SqFt	\$104.76	\$92.95	\$113.08	\$192.63
Distance from Condominium in miles		0.41	1.06	0.83

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00045-7501	3-00271-0001	3-00171-0001	
Condominium Section	1422-R1			
Address	70 WASHINGTON STREET	205 STATE STREET	65 HOYT STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	259	364	158	
Year Built	1916	2003	2005	
Gross SqFt	375,000	242,752	195,296	
Estimated Gross Income	\$6,915,000	\$6,397,996	\$4,257,649	
Gross Income per SqFt	\$18.44	\$26.36	\$21.80	
Estimated Expense	\$3,111,750	\$2,762,431	\$2,075,059	
Expense SqFt	\$8.30	\$11.38	\$10.63	
Net Operating Income	\$3,803,250	\$3,635,565	\$2,182,590	
Full Market Value	\$25,821,990	\$26,305,000	\$15,992,000	
Market Value per SqFt	\$68.86	\$108.36	\$81.89	
Distance from Condominium in miles		0.81	0.99	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00051-7501	3-00235-0046		
Condominium Section	1543-R1			
Address	84 FRONT STREET	136 HICKS STREET		
Neighborhood	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS		
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR		
Total Units	56	46		
Year Built	2006	1920		
Gross SqFt	58,066	48,414		
Estimated Gross Income	\$1,354,680	\$1,129,535		
Gross Income per SqFt	\$23.33	\$23.33		
Estimated Expense	\$473,819	\$395,281		
Expense SqFt	\$8.16	\$8.16		
Net Operating Income	\$880,861	\$734,254		
Full Market Value	\$6,046,006	\$5,357,000		
Market Value per SqFt	\$104.12	\$110.65		
Distance from Condominium in miles		0.47		

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00052-7501	3-00042-0018	3-00221-0020	3-00235-0046
Condominium Section	1731-R1			
Address	85 ADAMS STREET	254 WATER STREET	80 CRANBERRY STREET	136 HICKS STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	79	26	137	46
Year Built	2006	2002	1900	1920
Gross SqFt	87,554	28,358	108,780	48,414
Estimated Gross Income	\$1,978,720	\$530,948	\$2,458,853	\$1,129,535
Gross Income per SqFt	\$22.60	\$18.72	\$22.60	\$23.33
Estimated Expense	\$577,856	\$164,180	\$985,722	\$395,281
Expense SqFt	\$6.60	\$5.79	\$9.06	\$8.16
Net Operating Income	\$1,400,864	\$366,768	\$1,473,131	\$734,254
Full Market Value	\$10,238,001	\$2,636,000	\$10,766,000	\$5,357,000
Market Value per SqFt	\$116.93	\$92.95	\$98.97	\$110.65
Distance from Condominium in miles		0.24	0.32	0.52

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00053-7501	3-00271-0001	3-00042-0018	3-00221-0020
Condominium Section	1735-R1			
Address	100 JAY STREET	205 STATE STREET	254 WATER STREET	80 CRANBERRY STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	266	364	26	137
Year Built	2006	2003	2002	1900
Gross SqFt	301,131	242,752	28,358	108,780
Estimated Gross Income	\$6,805,561	\$6,397,996	\$530,948	\$2,458,853
Gross Income per SqFt	\$22.60	\$26.36	\$18.72	\$22.60
Estimated Expense	\$1,987,465	\$2,762,431	\$164,180	\$985,722
Expense SqFt	\$6.60	\$11.38	\$5.79	\$9.06
Net Operating Income	\$4,818,096	\$3,635,565	\$366,768	\$1,473,131
Full Market Value	\$35,211,998	\$26,305,000	\$2,636,000	\$10,766,000
Market Value per SqFt	\$116.93	\$108.36	\$92.95	\$98.97
Distance from Condominium in miles		0.82	0.19	0.36

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00055-7501	3-00171-0049	3-00263-0044	3-02108-0021
Condominium Section	1058-R1			
Address	79 BRIDGE STREET	337 STATE STREET	18 SIDNEY PLACE	25 LAFAYETTE AVENUE
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	37	60	18	35
Year Built	1920	1930	1900	1900
Gross SqFt	35,464	39,770	9,875	27,144
Estimated Gross Income	\$780,563	\$875,152	\$309,659	\$525,261
Gross Income per SqFt	\$22.01	\$22.01	\$31.36	\$19.35
Estimated Expense	\$232,998	\$261,107	\$112,744	\$226,573
Expense SqFt	\$6.57	\$6.57	\$11.42	\$8.35
Net Operating Income	\$547,565	\$614,045	\$196,915	\$298,688
Full Market Value	\$4,009,999	\$4,497,000	\$1,470,000	\$2,142,000
Market Value per SqFt	\$113.07	\$113.08	\$148.86	\$78.91
Distance from Condominium in miles		0.94	0.89	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00055-7502	3-00055-0043	3-00042-0018	3-00036-0016
Condominium Section	1703-R1			
Address	206 FRONT STREET	185 YORK STREET	254 WATER STREET	16 WATER STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	31	17	26	23
Year Built	2006	2009	2002	1910
Gross SqFt	35,389	21,000	28,358	50,932
Estimated Gross Income	\$778,912	\$516,810	\$530,948	\$1,260,523
Gross Income per SqFt	\$22.01	\$24.61	\$18.72	\$24.75
Estimated Expense	\$232,506	\$200,550	\$164,180	\$501,279
Expense SqFt	\$6.57	\$9.55	\$5.79	\$9.84
Net Operating Income	\$546,406	\$316,260	\$366,768	\$759,244
Full Market Value	\$3,765,999	\$645,000	\$2,636,000	\$5,517,000
Market Value per SqFt	\$106.42	\$30.71	\$92.95	\$108.32
Distance from Condominium in miles		0.00	0.05	0.42

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00108-7501	3-00056-0003	3-00237-0037	3-00254-0066
Condominium Section	2050-R1			
Address	189 BRIDGE STREET	99 GOLD STREET	115 HENRY STREET	110 REMSEN STREET
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	59	88	42	15
Year Built		1919	1921	1900
Gross SqFt	54,200	109,875	31,692	13,258
Estimated Gross Income	\$1,619,496	\$3,305,618	\$947,093	\$333,054
Gross Income per SqFt	\$29.88	\$30.09	\$29.88	\$25.12
Estimated Expense	\$644,438	\$1,533,558	\$376,744	\$111,830
Expense SqFt	\$11.89	\$13.96	\$11.89	\$8.43
Net Operating Income	\$975,058	\$1,772,060	\$570,349	\$221,224
Full Market Value	\$7,305,002	\$13,272,000	\$4,273,000	\$1,606,000
Market Value per SqFt	\$134.78	\$120.79	\$134.83	\$121.13
Distance from Condominium in miles		0.30	0.46	0.61

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00133-7501	3-00056-0003	3-00237-0054	
Condominium Section	2253-R1			
Address	306 GOLD STREET	99 GOLD STREET	25 MONROE PLACE	
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D3-ELEVATOR	
Total Units	306	88	67	
Year Built	2005	1919	1938	
Gross SqFt	271,963	109,875	60,720	
Estimated Gross Income	\$8,025,628	\$3,305,618	\$1,755,986	
Gross Income per SqFt	\$29.51	\$30.09	\$28.92	
Estimated Expense	\$2,404,153	\$1,533,558	\$642,481	
Expense SqFt	\$8.84	\$13.96	\$10.58	
Net Operating Income	\$5,621,475	\$1,772,060	\$1,113,505	
Full Market Value	\$42,149,030	\$13,272,000	\$8,360,000	
Market Value per SqFt	\$154.98	\$120.79	\$137.68	
Distance from Condominium in miles		0.45	0.50	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00169-7501	3-00407-0026	3-00237-0054	3-00254-0013
Condominium Section	1273-R1			
Address	53 BOERUM PLACE	126 4 AVENUE	25 MONROE PLACE	131 JORALEMON STREET
Neighborhood	DOWNTOWN-FULTON MALL	GOWANUS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	99	56	67	36
Year Built	2003	2006	1938	1917
Gross SqFt	73,232	62,292	60,720	24,192
Estimated Gross Income	\$2,122,996	\$1,805,674	\$1,755,986	\$767,065
Gross Income per SqFt	\$28.99	\$28.99	\$28.92	\$31.71
Estimated Expense	\$636,899	\$321,025	\$642,481	\$279,375
Expense SqFt	\$8.70	\$5.15	\$10.58	\$11.55
Net Operating Income	\$1,486,097	\$1,484,649	\$1,113,505	\$487,690
Full Market Value	\$11,155,002	\$5,220,000	\$8,360,000	\$3,638,000
Market Value per SqFt	\$152.32	\$83.80	\$137.68	\$150.38
Distance from Condominium in miles		0.72	0.50	0.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00176-7501	3-00407-0026	3-00275-0001	3-00254-0081
Condominium Section	1980-R1			
Address	75 SMITH STREET	126 4 AVENUE	200 CLINTON STREET	142 REMSEN STREET
Neighborhood	BOERUM HILL	GOWANUS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	50	56	94	51
Year Built	2007	2006	1926	1936
Gross SqFt	56,769	62,292	73,032	41,250
Estimated Gross Income	\$1,324,988	\$1,805,674	\$1,704,846	\$899,903
Gross Income per SqFt	\$23.34	\$28.99	\$23.34	\$21.82
Estimated Expense	\$409,872	\$321,025	\$527,223	\$437,207
Expense SqFt	\$7.22	\$5.15	\$7.22	\$10.60
Net Operating Income	\$915,116	\$1,484,649	\$1,177,623	\$462,696
Full Market Value	\$6,677,002	\$5,220,000	\$8,592,000	\$3,390,000
Market Value per SqFt	\$117.62	\$83.80	\$117.65	\$82.18
Distance from Condominium in miles		0.61	0.42	0.49

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00179-7501	3-02108-0021	3-00171-0049	3-01959-0027
Condominium Section	0139-R1			
Address	503 ATLANTIC AVENUE	25 LAFAYETTE AVENUE	337 STATE STREET	80 GREENE AVENUE
Neighborhood	BOERUM HILL	FORT GREENE	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	9	35	60	97
Year Built	1900	1900	1930	1982
Gross SqFt	8,000	27,144	39,770	71,470
Estimated Gross Income	\$176,080	\$525,261	\$875,152	\$2,033,930
Gross Income per SqFt	\$22.01	\$19.35	\$22.01	\$28.46
Estimated Expense	\$81,520	\$226,573	\$261,107	\$931,596
Expense SqFt	\$10.19	\$8.35	\$6.57	\$13.03
Net Operating Income	\$94,560	\$298,688	\$614,045	\$1,102,334
Full Market Value	\$694,999	\$2,142,000	\$4,497,000	\$7,926,000
Market Value per SqFt	\$86.87	\$78.91	\$113.08	\$110.90
Distance from Condominium in miles		0.21	0.25	0.67

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00179-7505	3-02108-0021	3-00268-0039	
Condominium Section	2158-R1			
Address	457 ATLANTIC AVENUE	25 LAFAYETTE AVENUE	54 LIVINGSTON STREET	
Neighborhood	BOERUM HILL	FORT GREENE	BROOKLYN HEIGHTS	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	21	35	32	
Year Built		1900	1900	
Gross SqFt	21,046	27,144	21,040	
Estimated Gross Income	\$408,292	\$525,261	\$409,047	
Gross Income per SqFt	\$19.40	\$19.35	\$19.44	
Estimated Expense	\$121,834	\$226,573	\$195,029	
Expense SqFt	\$5.79	\$8.35	\$9.27	
Net Operating Income	\$286,458	\$298,688	\$214,018	
Full Market Value	\$2,053,999	\$2,142,000	\$1,529,000	
Market Value per SqFt	\$97.60	\$78.91	\$72.67	
Distance from Condominium in miles		0.21	0.70	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00180-7501	3-02108-0021	3-00171-0049	3-02119-0010
Condominium Section	1409-R1			
Address	560 STATE STREET	25 LAFAYETTE AVENUE	337 STATE STREET	301 CUMBERLAND STREET
Neighborhood	BOERUM HILL	FORT GREENE	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	39	35	60	40
Year Built	1990	1900	1930	1928
Gross SqFt	42,550	27,144	39,770	19,350
Estimated Gross Income	\$936,526	\$525,261	\$875,152	\$572,963
Gross Income per SqFt	\$22.01	\$19.35	\$22.01	\$29.61
Estimated Expense	\$279,554	\$226,573	\$261,107	\$260,769
Expense SqFt	\$6.57	\$8.35	\$6.57	\$13.48
Net Operating Income	\$656,972	\$298,688	\$614,045	\$312,194
Full Market Value	\$4,811,001	\$2,142,000	\$4,497,000	\$2,340,000
Market Value per SqFt	\$113.07	\$78.91	\$113.08	\$120.93
Distance from Condominium in miles		0.17	0.38	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00180-7502	3-02108-0021	3-00171-0049	3-02119-0010
Condominium Section	1719-R1			
Address	556 STATE STREET	25 LAFAYETTE AVENUE	337 STATE STREET	301 CUMBERLAND STREET
Neighborhood	BOERUM HILL	FORT GREENE	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	71	35	60	40
Year Built	2006	1900	1930	1928
Gross SqFt	70,037	27,144	39,770	19,350
Estimated Gross Income	\$1,541,514	\$525,261	\$875,152	\$572,963
Gross Income per SqFt	\$22.01	\$19.35	\$22.01	\$29.61
Estimated Expense	\$460,143	\$226,573	\$261,107	\$260,769
Expense SqFt	\$6.57	\$8.35	\$6.57	\$13.48
Net Operating Income	\$1,081,371	\$298,688	\$614,045	\$312,194
Full Market Value	\$7,919,009	\$2,142,000	\$4,497,000	\$2,340,000
Market Value per SqFt	\$113.07	\$78.91	\$113.08	\$120.93
Distance from Condominium in miles		0.17	0.38	0.40

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00185-7501	3-00198-0065	3-00172-0064	3-00183-0047
Condominium Section	0063-R1			
Address	497 PACIFIC STREET	303 BERGEN STREET	375 STATE STREET	373 PACIFIC STREET
Neighborhood	BOERUM HILL	BOERUM HILL	DOWNTOWN-FULTON MALL	BOERUM HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	11	20	14
Year Built	1922	1915	1905	1930
Gross SqFt	12,998	11,000	15,200	10,375
Estimated Gross Income	\$310,002	\$262,297	\$302,081	\$309,133
Gross Income per SqFt	\$23.85	\$23.85	\$19.87	\$29.80
Estimated Expense	\$148,801	\$125,789	\$71,984	\$106,216
Expense SqFt	\$11.45	\$11.44	\$4.74	\$10.24
Net Operating Income	\$161,201	\$136,508	\$230,097	\$202,917
Full Market Value	\$1,174,000	\$994,000	\$1,620,000	\$1,521,000
Market Value per SqFt	\$90.32	\$90.36	\$106.58	\$146.60
Distance from Condominium in miles		0.16	0.16	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00185-7502	3-00171-0049	3-02108-0021	3-00268-0039
Condominium Section	1977-R1			
Address	52 3 AVENUE	337 STATE STREET	25 LAFAYETTE AVENUE	54 LIVINGSTON STREET
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	FORT GREENE	BROOKLYN HEIGHTS
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	60	35	32
Year Built	2005	1930	1900	1900
Gross SqFt	19,605	39,770	27,144	21,040
Estimated Gross Income	\$381,121	\$875,152	\$525,261	\$409,047
Gross Income per SqFt	\$19.44	\$22.01	\$19.35	\$19.44
Estimated Expense	\$152,448	\$261,107	\$226,573	\$195,029
Expense SqFt	\$7.78	\$6.57	\$8.35	\$9.27
Net Operating Income	\$228,673	\$614,045	\$298,688	\$214,018
Full Market Value	\$1,639,001	\$4,497,000	\$2,142,000	\$1,529,000
Market Value per SqFt	\$83.60	\$113.08	\$78.91	\$72.67
Distance from Condominium in miles		0.27	0.25	0.71

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00192-7501	3-00182-0039	3-00181-0037	
Condominium Section	0482-R1			
Address	321 DEAN STREET	317 PACIFIC STREET	255 PACIFIC STREET	
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	1	16	14	
Year Built	1910	1900	1930	
Gross SqFt	6,966	6,328	7,830	
Estimated Gross Income	\$81,015	\$135,530	\$200,895	
Gross Income per SqFt	\$11.63	\$21.42	\$25.66	
Estimated Expense	\$42,128	\$51,834	\$82,408	
Expense SqFt	\$6.05	\$8.19	\$10.52	
Net Operating Income	\$38,887	\$83,696	\$118,487	
Full Market Value	\$250,000	\$614,000	\$859,000	
Market Value per SqFt	\$35.89	\$97.03	\$109.71	
Distance from Condominium in miles		0.51	0.61	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00193-7501	3-00171-0049	3-00311-0036	3-02108-0021
Condominium Section	0929-R1			
Address	40 DEAN STREET	337 STATE STREET	197 KANE STREET	25 LAFAYETTE AVENUE
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	COBBLE HILL	FORT GREENE
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	D9-ELEVATOR
Total Units	22	60	13	35
Year Built	2002	1930	1900	1900
Gross SqFt	26,677	39,770	8,600	27,144
Estimated Gross Income	\$587,161	\$875,152	\$247,992	\$525,261
Gross Income per SqFt	\$22.01	\$22.01	\$28.84	\$19.35
Estimated Expense	\$175,268	\$261,107	\$85,467	\$226,573
Expense SqFt	\$6.57	\$6.57	\$9.94	\$8.35
Net Operating Income	\$411,893	\$614,045	\$162,525	\$298,688
Full Market Value	\$3,015,999	\$4,497,000	\$1,220,000	\$2,142,000
Market Value per SqFt	\$113.06	\$113.08	\$141.86	\$78.91
Distance from Condominium in miles		0.31	0.32	0.69

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00193-7502	3-00171-0049	3-00268-0039	3-02108-0021
Condominium Section	1896-R1			
Address	52 DEAN STREET	337 STATE STREET	54 LIVINGSTON STREET	25 LAFAYETTE AVENUE
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	60	32	35
Year Built	2006	1930	1900	1900
Gross SqFt	29,086	39,770	21,040	27,144
Estimated Gross Income	\$565,432	\$875,152	\$409,047	\$525,261
Gross Income per SqFt	\$19.44	\$22.01	\$19.44	\$19.35
Estimated Expense	\$226,173	\$261,107	\$195,029	\$226,573
Expense SqFt	\$7.78	\$6.57	\$9.27	\$8.35
Net Operating Income	\$339,259	\$614,045	\$214,018	\$298,688
Full Market Value	\$2,432,001	\$4,497,000	\$1,529,000	\$2,142,000
Market Value per SqFt	\$83.61	\$113.08	\$72.67	\$78.91
Distance from Condominium in miles		0.31	0.30	0.69

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00207-7501	3-00171-0049	3-00311-0036	3-02108-0021
Condominium Section	0123-R1			
Address	55 POPLAR STREET	337 STATE STREET	197 KANE STREET	25 LAFAYETTE AVENUE
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	COBBLE HILL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	D9-ELEVATOR
Total Units	57	60	13	35
Year Built	1910	1930	1900	1900
Gross SqFt	52,396	39,770	8,600	27,144
Estimated Gross Income	\$1,153,236	\$875,152	\$247,992	\$525,261
Gross Income per SqFt	\$22.01	\$22.01	\$28.84	\$19.35
Estimated Expense	\$344,242	\$261,107	\$85,467	\$226,573
Expense SqFt	\$6.57	\$6.57	\$9.94	\$8.35
Net Operating Income	\$808,994	\$614,045	\$162,525	\$298,688
Full Market Value	\$5,862,995	\$4,497,000	\$1,220,000	\$2,142,000
Market Value per SqFt	\$111.90	\$113.08	\$141.86	\$78.91
Distance from Condominium in miles		0.96	1.03	1.21

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00207-7502	3-00268-0039	3-00311-0036	3-02407-0012
Condominium Section	0321-R1			
Address	75 POPLAR STREET	54 LIVINGSTON STREET	197 KANE STREET	198 SOUTH 1 STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	COBBLE HILL	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	C1-WALK-UP	D9-ELEVATOR
Total Units	56	32	13	15
Year Built	1910	1900	1900	1906
Gross SqFt	74,131	21,040	8,600	12,630
Estimated Gross Income	\$1,983,746	\$409,047	\$247,992	\$338,037
Gross Income per SqFt	\$26.76	\$19.44	\$28.84	\$26.76
Estimated Expense	\$714,149	\$195,029	\$85,467	\$169,113
Expense SqFt	\$9.63	\$9.27	\$9.94	\$13.39
Net Operating Income	\$1,269,597	\$214,018	\$162,525	\$168,924
Full Market Value	\$9,177,007	\$1,529,000	\$1,220,000	\$1,221,000
Market Value per SqFt	\$123.79	\$72.67	\$141.86	\$96.67
Distance from Condominium in miles		0.66	1.03	1.89

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00242-7501	3-00236-0007	3-00254-0013	
Condominium Section	0196-R1			
Address	205 HICKS STREET	75 PIERREPONT STREET	131 JORALEMON STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	23	36	36	
Year Built	1900	1925	1917	
Gross SqFt	25,230	25,818	24,192	
Estimated Gross Income	\$556,826	\$555,648	\$767,065	
Gross Income per SqFt	\$22.07	\$21.52	\$31.71	
Estimated Expense	\$228,299	\$245,668	\$279,375	
Expense SqFt	\$9.05	\$9.52	\$11.55	
Net Operating Income	\$328,527	\$309,980	\$487,690	
Full Market Value	\$2,467,000	\$2,273,000	\$3,638,000	
Market Value per SqFt	\$97.78	\$88.04	\$150.38	
Distance from Condominium in miles		0.04	0.13	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00245-7501	3-00271-0001	3-00234-0024	3-00253-0007
Condominium Section	2150-R1			
Address	360 FURMAN STREET	205 STATE STREET	169 COLUMBIA HEIGHTS	99 JORALEMON STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	438	364	122	32
Year Built	2008	2003	1903	1922
Gross SqFt	628,669	242,752	78,096	30,480
Estimated Gross Income	\$15,886,466	\$6,397,996	\$1,961,181	\$770,233
Gross Income per SqFt	\$25.27	\$26.36	\$25.11	\$25.27
Estimated Expense	\$5,004,205	\$2,762,431	\$941,262	\$242,740
Expense SqFt	\$7.96	\$11.38	\$12.05	\$7.96
Net Operating Income	\$10,882,261	\$3,635,565	\$1,019,919	\$527,493
Full Market Value	\$78,988,986	\$26,305,000	\$7,406,000	\$3,829,000
Market Value per SqFt	\$125.64	\$108.36	\$94.83	\$125.62
Distance from Condominium in miles		0.61	0.34	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00249-7502	3-00247-0028	3-00254-0006	
Condominium Section	2680-R1			
Address	166 MONTAGUE STREET	74 MONTAGUE STREET	141 JORALEMON STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	24	59	47	
Year Built		1912	1923	
Gross SqFt	43,181	54,640	46,410	
Estimated Gross Income	\$410,220	\$1,261,698	\$1,030,973	
Gross Income per SqFt	\$9.50	\$23.09	\$22.21	
Estimated Expense	\$91,544	\$662,715	\$391,551	
Expense SqFt	\$2.12	\$12.13	\$8.44	
Net Operating Income	\$318,676	\$598,983	\$639,422	
Full Market Value	\$3,151,456	\$4,356,000	\$4,677,000	
Market Value per SqFt	\$72.98	\$79.72	\$100.78	
Distance from Condominium in miles		0.18	0.07	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00254-7501	3-00254-0015	3-00249-0029	3-00253-0001
Condominium Section	0413-R1			
Address	132 REMSEN STREET	129 JORALEMON STREET	136 MONTAGUE STREET	236 HENRY STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	15	12	10
Year Built	1900	1900	1900	1900
Gross SqFt	9,207	7,917	7,842	7,872
Estimated Gross Income	\$236,896	\$265,267	\$241,223	\$230,964
Gross Income per SqFt	\$25.73	\$33.51	\$30.76	\$29.34
Estimated Expense	\$86,467	\$70,084	\$32,921	
Expense SqFt	\$9.39	\$8.85	\$4.20	
Net Operating Income	\$150,429	\$195,183	\$208,302	\$230,964
Full Market Value	\$1,089,999	\$1,450,000	\$1,557,000	\$1,860,000
Market Value per SqFt	\$118.39	\$183.15	\$198.55	\$236.28
Distance from Condominium in miles		0.00	0.07	0.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00258-7501	3-00263-0044	3-00171-0049	3-02108-0021
Condominium Section	1015-R1			
Address	60 STATE STREET	18 SIDNEY PLACE	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	18	60	35
Year Built	2001	1900	1930	1900
Gross SqFt	21,259	9,875	39,770	27,144
Estimated Gross Income	\$467,911	\$309,659	\$875,152	\$525,261
Gross Income per SqFt	\$22.01	\$31.36	\$22.01	\$19.35
Estimated Expense	\$139,672	\$112,744	\$261,107	\$226,573
Expense SqFt	\$6.57	\$11.42	\$6.57	\$8.35
Net Operating Income	\$328,239	\$196,915	\$614,045	\$298,688
Full Market Value	\$2,403,998	\$1,470,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$113.08	\$148.86	\$113.08	\$78.91
Distance from Condominium in miles		0.23	0.80	1.19

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00265-7501	3-00263-0044	3-00171-0049	3-02108-0021
Condominium Section	0849-R1			
Address	64 COURT STREET	18 SIDNEY PLACE	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	33	18	60	35
Year Built	1921	1900	1930	1900
Gross SqFt	32,500	9,875	39,770	27,144
Estimated Gross Income	\$715,325	\$309,659	\$875,152	\$525,261
Gross Income per SqFt	\$22.01	\$31.36	\$22.01	\$19.35
Estimated Expense	\$257,517	\$112,744	\$261,107	\$226,573
Expense SqFt	\$7.92	\$11.42	\$6.57	\$8.35
Net Operating Income	\$457,808	\$196,915	\$614,045	\$298,688
Full Market Value	\$3,352,998	\$1,470,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$103.17	\$148.86	\$113.08	\$78.91
Distance from Condominium in miles		0.15	0.46	0.83

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00269-7501	3-00275-0001	3-00254-0066	3-00237-0037
Condominium Section	1702-R1			
Address	110 LIVINGSTON STREET	200 CLINTON STREET	110 REMSEN STREET	115 HENRY STREET
Neighborhood	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	299	94	15	42
Year Built	1926	1926	1900	1921
Gross SqFt	324,465	73,032	13,258	31,692
Estimated Gross Income	\$8,552,897	\$1,704,846	\$333,054	\$947,093
Gross Income per SqFt	\$26.36	\$23.34	\$25.12	\$29.88
Estimated Expense	\$3,506,688	\$527,223	\$111,830	\$376,744
Expense SqFt	\$10.81	\$7.22	\$8.43	\$11.89
Net Operating Income	\$5,046,209	\$1,177,623	\$221,224	\$570,349
Full Market Value	\$36,510,998	\$8,592,000	\$1,606,000	\$4,273,000
Market Value per SqFt	\$112.53	\$117.65	\$121.13	\$134.83
Distance from Condominium in miles		0.24	0.27	0.39

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00269-7501	3-00167-0051	3-00271-0041	
Condominium Section	1702-R2			
Address	110 LIVINGSTON STREET	323 SCHERMERHORN STREET	82 SCHERMERHORN STREET	
Neighborhood	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	19	16	16	
Year Built		1905	1920	
Gross SqFt	5,520	6,200	8,452	
Estimated Gross Income	\$19,706	\$163,419	\$292,601	
Gross Income per SqFt	\$3.57	\$26.36	\$34.62	
Estimated Expense	\$5,354	\$75,692	\$113,975	
Expense SqFt	\$0.97	\$12.21	\$13.48	
Net Operating Income	\$14,352	\$87,727	\$178,626	
Full Market Value	\$88,999	\$159,000	\$1,323,000	
Market Value per SqFt	\$16.12	\$25.65	\$156.53	
Distance from Condominium in miles		0.58	0.04	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00274-7501	3-00291-0033	3-00254-0015	3-00268-0044
Condominium Section	0126-R1			
Address	304 HENRY STREET	155 AMITY STREET	129 JORALEMON STREET	66 LIVINGSTON STREET
Neighborhood	BROOKLYN HEIGHTS	COBBLE HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	8	16	15	9
Year Built	1925	1910	1900	1920
Gross SqFt	5,239	8,000	7,917	4,465
Estimated Gross Income	\$152,141	\$232,302	\$265,267	\$131,003
Gross Income per SqFt	\$29.04	\$29.04	\$33.51	\$29.34
Estimated Expense	\$58,258	\$109,046	\$70,084	
Expense SqFt	\$11.12	\$13.63	\$8.85	
Net Operating Income	\$93,883	\$123,256	\$195,183	\$131,003
Full Market Value	\$705,001	\$925,000	\$1,450,000	\$1,530,000
Market Value per SqFt	\$134.57	\$115.63	\$183.15	\$342.67
Distance from Condominium in miles		0.14	0.19	0.22

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00275-7501	3-00284-0025	3-00268-0044	3-00253-0001
Condominium Section	0100-R1			
Address	141 ATLANTIC AVENUE	108 ATLANTIC AVENUE	66 LIVINGSTON STREET	236 HENRY STREET
Neighborhood	BROOKLYN HEIGHTS	COBBLE HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	2	12	9	10
Year Built	1900	1915	1920	1900
Gross SqFt	3,170	11,490	4,465	7,872
Estimated Gross Income	\$75,319	\$221,823	\$131,003	\$230,964
Gross Income per SqFt	\$23.76	\$19.31	\$29.34	\$29.34
Estimated Expense	\$32,366	\$91,256		
Expense SqFt	\$10.21	\$7.94		
Net Operating Income	\$42,953	\$130,567	\$131,003	\$230,964
Full Market Value	\$313,000	\$936,000	\$1,530,000	\$1,860,000
Market Value per SqFt	\$98.74	\$81.46	\$342.67	\$236.28
Distance from Condominium in miles		0.11	0.14	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00277-7501	3-00254-0013	3-00178-0016	3-00237-0037
Condominium Section	1467-R1			
Address	125 COURT STREET	131 JORALEMON STREET	404 STATE STREET	115 HENRY STREET
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	BOERUM HILL	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	321	36	60	42
Year Built	2005	1917	1928	1921
Gross SqFt	248,762	24,192	29,214	31,692
Estimated Gross Income	\$7,482,761	\$767,065	\$878,686	\$947,093
Gross Income per SqFt	\$30.08	\$31.71	\$30.08	\$29.88
Estimated Expense	\$2,850,813	\$279,375	\$334,700	\$376,744
Expense SqFt	\$11.46	\$11.55	\$11.46	\$11.89
Net Operating Income	\$4,631,948	\$487,690	\$543,986	\$570,349
Full Market Value	\$34,691,000	\$3,638,000	\$4,074,000	\$4,273,000
Market Value per SqFt	\$139.45	\$150.38	\$139.45	\$134.83
Distance from Condominium in miles		0.30	0.46	0.46

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00280-7501	3-00384-0072	3-00396-0053	
Condominium Section	0006-R1			
Address	120 BOERUM PLACE	15 WYCKOFF STREET	311 BALTIC STREET	
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	56	40	20	
Year Built	1916	1900	1900	
Gross SqFt	68,330	26,084	17,640	
Estimated Gross Income	\$1,628,987	\$621,950	\$439,765	
Gross Income per SqFt	\$23.84	\$23.84	\$24.93	
Estimated Expense	\$667,885	\$248,754	\$189,101	
Expense SqFt	\$9.77	\$9.54	\$10.72	
Net Operating Income	\$961,102	\$373,196	\$250,664	
Full Market Value	\$6,999,002	\$2,718,000	\$1,821,000	
Market Value per SqFt	\$102.43	\$104.20	\$103.23	
Distance from Condominium in miles		0.07	0.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00280-7502	3-00263-0044	3-00171-0049	3-02108-0021
Condominium Section	0841-R1			
Address	25 BERGEN STREET	18 SIDNEY PLACE	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	14	18	60	35
Year Built	1910	1900	1930	1900
Gross SqFt	19,388	9,875	39,770	27,144
Estimated Gross Income	\$426,730	\$309,659	\$875,152	\$525,261
Gross Income per SqFt	\$22.01	\$31.36	\$22.01	\$19.35
Estimated Expense	\$127,379	\$112,744	\$261,107	\$226,573
Expense SqFt	\$6.57	\$11.42	\$6.57	\$8.35
Net Operating Income	\$299,351	\$196,915	\$614,045	\$298,688
Full Market Value	\$2,192,000	\$1,470,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$113.06	\$148.86	\$113.08	\$78.91
Distance from Condominium in miles		0.33	0.37	0.76

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00285-7501	3-00297-0019	3-00284-0017	
Condominium Section	0008-R1			
Address	124 ATLANTIC AVENUE	182 AMITY STREET	94 ATLANTIC AVENUE	
Neighborhood	COBBLE HILL	COBBLE HILL	COBBLE HILL	
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	47	48	32	
Year Built	1900	1900	1900	
Gross SqFt	36,858	35,950	40,701	
Estimated Gross Income	\$963,100	\$666,490	\$1,372,151	
Gross Income per SqFt	\$26.13	\$18.54	\$33.71	
Estimated Expense	\$385,535	\$275,729	\$538,940	
Expense SqFt	\$10.46	\$7.67	\$13.24	
Net Operating Income	\$577,565	\$390,761	\$833,211	
Full Market Value	\$8,293,000	\$2,810,000	\$6,185,000	
Market Value per SqFt	\$225.00	\$78.16	\$151.96	
Distance from Condominium in miles		0.15	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00286-7501	3-00280-0027	3-00302-0040	3-00291-0033
Condominium Section	0051-R1			
Address	158 ATLANTIC AVENUE	16 DEAN STREET	198 COURT STREET	155 AMITY STREET
Neighborhood	COBBLE HILL	BOERUM HILL	COBBLE HILL	COBBLE HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	16	16	16
Year Built	1900	1900	1900	1910
Gross SqFt	9,924	7,624	8,736	8,000
Estimated Gross Income	\$234,703	\$246,127	\$193,800	\$232,302
Gross Income per SqFt	\$23.65	\$32.28	\$22.18	\$29.04
Estimated Expense	\$55,376	\$68,439	\$78,948	\$109,046
Expense SqFt	\$5.58	\$8.98	\$9.04	\$13.63
Net Operating Income	\$179,327	\$177,688	\$114,852	\$123,256
Full Market Value	\$1,275,982	\$1,323,000	\$840,000	\$925,000
Market Value per SqFt	\$128.58	\$173.53	\$96.15	\$115.63
Distance from Condominium in miles		0.13	0.16	0.12

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00286-7505	3-00271-0001	3-00254-0066	3-00242-0006
Condominium Section	2436-R1			
Address	200 ATLANTIC AVENUE	205 STATE STREET	110 REMSEN STREET	115 MONTAGUE STREET
Neighborhood	COBBLE HILL	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	32	364	15	30
Year Built		2003	1900	1902
Gross SqFt	38,705	242,752	13,258	32,000
Estimated Gross Income	\$972,270	\$6,397,996	\$333,054	\$787,491
Gross Income per SqFt	\$25.12	\$26.36	\$25.12	\$24.61
Estimated Expense	\$395,178	\$2,762,431	\$111,830	\$324,049
Expense SqFt	\$10.21	\$11.38	\$8.43	\$10.13
Net Operating Income	\$577,092	\$3,635,565	\$221,224	\$463,442
Full Market Value	\$4,203,000	\$26,305,000	\$1,606,000	\$3,369,000
Market Value per SqFt	\$108.59	\$108.36	\$121.13	\$105.28
Distance from Condominium in miles		0.15	0.27	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00300-7501	3-00305-0001	3-00284-0025	3-00307-0006
Condominium Section	1221-R1			
Address	401 HICKS STREET	419 HICKS STREET	108 ATLANTIC AVENUE	265 CLINTON STREET
Neighborhood	COBBLE HILL	COBBLE HILL	COBBLE HILL	COBBLE HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	59	114	12	14
Year Built	2004	1870	1915	1931
Gross SqFt	84,695	90,288	11,490	9,500
Estimated Gross Income	\$1,704,063	\$2,680,530	\$221,823	\$191,117
Gross Income per SqFt	\$20.12	\$29.69	\$19.31	\$20.12
Estimated Expense	\$528,260	\$1,709,296	\$91,256	\$89,743
Expense SqFt	\$6.24	\$18.93	\$7.94	\$9.45
Net Operating Income	\$1,175,803	\$971,234	\$130,567	\$101,374
Full Market Value	\$8,405,998	\$7,280,000	\$936,000	\$725,000
Market Value per SqFt	\$99.25	\$80.63	\$81.46	\$76.32
Distance from Condominium in miles		0.05	0.15	0.21

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00304-7501	3-02108-0021	3-02104-0008	3-01042-0059
Condominium Section	2255-R1			
Address	414 HICKS STREET	25 LAFAYETTE AVENUE	299 ADELPHI STREET	257 15 STREET
Neighborhood	COBBLE HILL-WEST	FORT GREENE	FORT GREENE	PARK SLOPE SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	3	35	71	24
Year Built	2009	1900	1927	2002
Gross SqFt	61,991	27,144	44,046	21,056
Estimated Gross Income	\$991,236	\$525,261	\$827,639	\$311,116
Gross Income per SqFt	\$15.99	\$19.35	\$18.79	\$14.78
Estimated Expense	\$346,933	\$226,573	\$409,988	\$178,463
Expense SqFt	\$5.60	\$8.35	\$9.31	\$8.48
Net Operating Income	\$644,303	\$298,688	\$417,651	\$132,653
Full Market Value	\$4,361,043	\$2,142,000	\$3,001,000	\$915,000
Market Value per SqFt	\$70.35	\$78.91	\$68.13	\$43.46
Distance from Condominium in miles		1.18	1.56	1.73

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00319-7501	3-00306-0029	3-00319-0030	
Condominium Section	1037-R1			
Address	42 TIFFANY PLACE	296 CLINTON STREET	131 COLUMBIA STREET	
Neighborhood	COBBLE HILL-WEST	COBBLE HILL	COBBLE HILL-WEST	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	13	16	
Year Built		1900	1910	
Gross SqFt	14,291	10,014	6,240	
Estimated Gross Income	\$281,676	\$213,898	\$112,608	
Gross Income per SqFt	\$19.71	\$21.36	\$18.05	
Estimated Expense	\$126,761	\$90,319	\$74,584	
Expense SqFt	\$8.87	\$9.02	\$11.95	
Net Operating Income	\$154,915	\$123,579	\$38,024	
Full Market Value	\$1,155,002	\$906,000	\$121,000	
Market Value per SqFt	\$80.82	\$90.47	\$19.39	
Distance from Condominium in miles		0.25	0.00	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00319-7502	3-00306-0026	3-00297-0019	
Condominium Section	1481-R1			
Address	60 TIFFANY PLACE	290 CLINTON STREET	182 AMITY STREET	
Neighborhood	COBBLE HILL-WEST	COBBLE HILL	COBBLE HILL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	36	22	48	
Year Built		1900	1900	
Gross SqFt	41,786	8,565	35,950	
Estimated Gross Income	\$806,470	\$229,612	\$666,490	
Gross Income per SqFt	\$19.30	\$26.81	\$18.54	
Estimated Expense	\$303,784	\$98,553	\$275,729	
Expense SqFt	\$7.27	\$11.51	\$7.67	
Net Operating Income	\$502,686	\$131,059	\$390,761	
Full Market Value	\$3,605,003	\$947,000	\$2,810,000	
Market Value per SqFt	\$86.27	\$110.57	\$78.16	
Distance from Condominium in miles		0.25	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00319-7503	3-00376-0023		
Condominium Section	1691-R1			
Address	20 TIFFANY PLACE	104 LUQUER STREET		
Neighborhood	COBBLE HILL-WEST	CARROLL GARDENS		
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR		
Total Units	13	22		
Year Built	2006	2003		
Gross SqFt	17,463	24,150		
Estimated Gross Income	\$384,361	\$543,601		
Gross Income per SqFt	\$22.01	\$22.51		
Estimated Expense	\$136,211	\$188,329		
Expense SqFt	\$7.80	\$7.80		
Net Operating Income	\$248,150	\$355,272		
Full Market Value	\$1,817,003	\$2,655,000		
Market Value per SqFt	\$104.05	\$109.94		
Distance from Condominium in miles		0.63		

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00320-7501	3-00268-0039	3-00171-0049	3-02108-0021
Condominium Section	0084-R1			
Address	10208 KANE STREET	54 LIVINGSTON STREET	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	COBBLE HILL-WEST	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	70	32	60	35
Year Built	1921	1900	1930	1900
Gross SqFt	71,212	21,040	39,770	27,144
Estimated Gross Income	\$1,384,361	\$409,047	\$875,152	\$525,261
Gross Income per SqFt	\$19.44	\$19.44	\$22.01	\$19.35
Estimated Expense	\$567,588	\$195,029	\$261,107	\$226,573
Expense SqFt	\$7.97	\$9.27	\$6.57	\$8.35
Net Operating Income	\$816,773	\$214,018	\$614,045	\$298,688
Full Market Value	\$5,070,988	\$1,529,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$71.21	\$72.67	\$113.08	\$78.91
Distance from Condominium in miles		0.56	0.83	1.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00320-7502	3-00268-0039	3-00171-0049	3-02108-0021
Condominium Section	0441-R1			
Address	63 TIFFANY PLACE	54 LIVINGSTON STREET	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	COBBLE HILL-WEST	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	70	32	60	35
Year Built	1917	1900	1930	1900
Gross SqFt	84,000	21,040	39,770	27,144
Estimated Gross Income	\$1,632,960	\$409,047	\$875,152	\$525,261
Gross Income per SqFt	\$19.44	\$19.44	\$22.01	\$19.35
Estimated Expense	\$734,832	\$195,029	\$261,107	\$226,573
Expense SqFt	\$8.75	\$9.27	\$6.57	\$8.35
Net Operating Income	\$898,128	\$214,018	\$614,045	\$298,688
Full Market Value	\$6,439,004	\$1,529,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$76.65	\$72.67	\$113.08	\$78.91
Distance from Condominium in miles		0.56	0.83	1.21

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00320-7503	3-00311-0036	3-00171-0049	3-02108-0021
Condominium Section	0665-R1			
Address	29 TIFFANY PLACE	197 KANE STREET	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	COBBLE HILL-WEST	COBBLE HILL	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	71	13	60	35
Year Built	1930	1900	1930	1900
Gross SqFt	79,058	8,600	39,770	27,144
Estimated Gross Income	\$1,740,067	\$247,992	\$875,152	\$525,261
Gross Income per SqFt	\$22.01	\$28.84	\$22.01	\$19.35
Estimated Expense	\$713,427	\$85,467	\$261,107	\$226,573
Expense SqFt	\$9.02	\$9.94	\$6.57	\$8.35
Net Operating Income	\$1,026,640	\$162,525	\$614,045	\$298,688
Full Market Value	\$7,518,001	\$1,220,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$95.09	\$141.86	\$113.08	\$78.91
Distance from Condominium in miles		0.19	0.83	1.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00321-7501	3-00343-0007	3-00344-0048	3-00306-0026
Condominium Section	0044-R1			
Address	501 HICKS STREET	156 UNION STREET	203 PRESIDENT STREET	290 CLINTON STREET
Neighborhood	COBBLE HILL	CARROLL GARDENS	CARROLL GARDENS	COBBLE HILL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	9	8	22
Year Built	1922	1920	1920	1900
Gross SqFt	36,973	8,025	10,374	8,565
Estimated Gross Income	\$695,092	\$98,107	\$97,619	\$229,612
Gross Income per SqFt	\$18.80	\$12.23	\$9.41	\$26.81
Estimated Expense	\$312,791	\$44,772	\$30,416	\$98,553
Expense SqFt	\$8.46	\$5.58	\$2.93	\$11.51
Net Operating Income	\$382,301	\$53,335	\$67,203	\$131,059
Full Market Value	\$2,747,002	\$1,104,000	\$1,011,000	\$947,000
Market Value per SqFt	\$74.30	\$137.57	\$97.46	\$110.57
Distance from Condominium in miles		0.20	0.23	0.18

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00331-7501	3-00310-0003	3-00297-0019	
Condominium Section	0108-R1			
Address	192 DE GRAW STREET	445 HICKS STREET	182 AMITY STREET	
Neighborhood	COBBLE HILL	COBBLE HILL	COBBLE HILL	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	60	72	48	
Year Built	1825	1870	1900	
Gross SqFt	52,529	50,490	35,950	
Estimated Gross Income	\$969,160	\$926,754	\$666,490	
Gross Income per SqFt	\$18.45	\$18.36	\$18.54	
Estimated Expense	\$409,726	\$401,084	\$275,729	
Expense SqFt	\$7.80	\$7.94	\$7.67	
Net Operating Income	\$559,434	\$525,670	\$390,761	
Full Market Value	\$4,011,002	\$3,782,000	\$2,810,000	
Market Value per SqFt	\$76.36	\$74.91	\$78.16	
Distance from Condominium in miles		0.19	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00336-7501	3-00339-0053	3-00355-0009	3-00319-0030
Condominium Section	0154-R1			
Address	158 SACKETT STREET	265 UNION STREET	154 CARROLL STREET	131 COLUMBIA STREET
Neighborhood	COBBLE HILL-WEST	CARROLL GARDENS	CARROLL GARDENS	COBBLE HILL-WEST
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	10	16	16	16
Year Built	1986	1920	1915	1910
Gross SqFt	8,888	9,090	11,700	6,240
Estimated Gross Income	\$186,737	\$303,305	\$245,857	\$112,608
Gross Income per SqFt	\$21.01	\$33.37	\$21.01	\$18.05
Estimated Expense	\$84,080	\$109,555	\$106,801	\$74,584
Expense SqFt	\$9.46	\$12.05	\$9.13	\$11.95
Net Operating Income	\$102,657	\$193,750	\$139,056	\$38,024
Full Market Value	\$751,999	\$1,439,000	\$1,021,000	\$121,000
Market Value per SqFt	\$84.61	\$158.31	\$87.26	\$19.39
Distance from Condominium in miles		0.30	0.25	0.15

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00336-7502	3-00263-0044	3-00171-0049	3-02108-0021
Condominium Section	0888-R1			
Address	156 SACKETT STREET	18 SIDNEY PLACE	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	COBBLE HILL-WEST	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	20	18	60	35
Year Built	2000	1900	1930	1900
Gross SqFt	24,122	9,875	39,770	27,144
Estimated Gross Income	\$530,925	\$309,659	\$875,152	\$525,261
Gross Income per SqFt	\$22.01	\$31.36	\$22.01	\$19.35
Estimated Expense	\$238,916	\$112,744	\$261,107	\$226,573
Expense SqFt	\$9.90	\$11.42	\$6.57	\$8.35
Net Operating Income	\$292,009	\$196,915	\$614,045	\$298,688
Full Market Value	\$2,138,000	\$1,470,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$88.63	\$148.86	\$113.08	\$78.91
Distance from Condominium in miles		0.65	0.92	1.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00345-7501	3-00355-0009	3-00436-0020	
Condominium Section	0406-R1			
Address	358 COURT STREET	154 CARROLL STREET	356 UNION STREET	
Neighborhood	CARROLL GARDENS	CARROLL GARDENS	CARROLL GARDENS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	26	16	20	
Year Built	1890	1915	1900	
Gross SqFt	20,000	11,700	14,050	
Estimated Gross Income	\$381,000	\$245,857	\$292,013	
Gross Income per SqFt	\$19.05	\$21.01	\$20.78	
Estimated Expense	\$177,400	\$106,801	\$128,332	
Expense SqFt	\$8.87	\$9.13	\$9.13	
Net Operating Income	\$203,600	\$139,056	\$163,681	
Full Market Value	\$1,461,004	\$1,021,000	\$1,202,000	
Market Value per SqFt	\$73.05	\$87.26	\$85.55	
Distance from Condominium in miles		0.15	0.23	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00348-7501	3-00263-0044	3-00268-0039	3-00171-0049
Condominium Section	1454-R1			
Address	69 CARROLL STREET	18 SIDNEY PLACE	54 LIVINGSTON STREET	337 STATE STREET
Neighborhood	COBBLE HILL-WEST	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	18	32	60
Year Built	2005	1900	1900	1930
Gross SqFt	15,394	9,875	21,040	39,770
Estimated Gross Income	\$338,822	\$309,659	\$409,047	\$875,152
Gross Income per SqFt	\$22.01	\$31.36	\$19.44	\$22.01
Estimated Expense	\$138,917	\$112,744	\$195,029	\$261,107
Expense SqFt	\$9.02	\$11.42	\$9.27	\$6.57
Net Operating Income	\$199,905	\$196,915	\$214,018	\$614,045
Full Market Value	\$1,463,999	\$1,470,000	\$1,529,000	\$4,497,000
Market Value per SqFt	\$95.10	\$148.86	\$72.67	\$113.08
Distance from Condominium in miles		0.74	0.79	0.99

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00357-7501	3-00306-0029	3-00319-0030	
Condominium Section	0562-R1			
Address	296 COLUMBIA STREET	296 CLINTON STREET	131 COLUMBIA STREET	
Neighborhood	COBBLE HILL-WEST	COBBLE HILL	COBBLE HILL-WEST	
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	14	13	16	
Year Built		1900	1910	
Gross SqFt	9,393	10,014	6,240	
Estimated Gross Income	\$176,588	\$213,898	\$112,608	
Gross Income per SqFt	\$18.80	\$21.36	\$18.05	
Estimated Expense	\$90,943	\$90,319	\$74,584	
Expense SqFt	\$9.68	\$9.02	\$11.95	
Net Operating Income	\$85,645	\$123,579	\$38,024	
Full Market Value	\$617,000	\$906,000	\$121,000	
Market Value per SqFt	\$65.69	\$90.47	\$19.39	
Distance from Condominium in miles		0.55	0.35	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00364-7501	3-00171-0049	3-00263-0044	3-02108-0021
Condominium Section	1220-R1			
Address	653 HICKS STREET	337 STATE STREET	18 SIDNEY PLACE	25 LAFAYETTE AVENUE
Neighborhood	CARROLL GARDENS	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	60	18	35
Year Built	2004	1930	1900	1900
Gross SqFt	56,542	39,770	9,875	27,144
Estimated Gross Income	\$1,244,489	\$875,152	\$309,659	\$525,261
Gross Income per SqFt	\$22.01	\$22.01	\$31.36	\$19.35
Estimated Expense	\$472,906	\$261,107	\$112,744	\$226,573
Expense SqFt	\$8.36	\$6.57	\$11.42	\$8.35
Net Operating Income	\$771,583	\$614,045	\$196,915	\$298,688
Full Market Value	\$5,524,001	\$4,497,000	\$1,470,000	\$2,142,000
Market Value per SqFt	\$97.70	\$113.08	\$148.86	\$78.91
Distance from Condominium in miles		1.04	0.88	1.37

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00377-7501	3-00459-0014	3-00436-0020	
Condominium Section	0145-R1			
Address	529 CLINTON STREET	120 1 PLACE	356 UNION STREET	
Neighborhood	CARROLL GARDENS	CARROLL GARDENS	CARROLL GARDENS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	15	15	20	
Year Built	1900	1920	1900	
Gross SqFt	13,201	10,140	14,050	
Estimated Gross Income	\$248,179	\$217,476	\$292,013	
Gross Income per SqFt	\$18.80	\$21.45	\$20.78	
Estimated Expense	\$127,812	\$53,280	\$128,332	
Expense SqFt	\$9.68	\$5.25	\$9.13	
Net Operating Income	\$120,367	\$164,196	\$163,681	
Full Market Value	\$867,000	\$1,132,000	\$1,202,000	
Market Value per SqFt	\$65.68	\$111.64	\$85.55	
Distance from Condominium in miles		0.25	0.43	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00389-7501	3-00384-0072	3-00396-0053	
Condominium Section	1188-R1			
Address	328 BERGEN STREET	15 WYCKOFF STREET	311 BALTIC STREET	
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	20	40	20	
Year Built	2004	1900	1900	
Gross SqFt	32,490	26,084	17,640	
Estimated Gross Income	\$699,835	\$621,950	\$439,765	
Gross Income per SqFt	\$21.54	\$23.84	\$24.93	
Estimated Expense	\$216,949	\$248,754	\$189,101	
Expense SqFt	\$6.68	\$9.54	\$10.72	
Net Operating Income	\$482,886	\$373,196	\$250,664	
Full Market Value	\$2,873,002	\$2,718,000	\$1,821,000	
Market Value per SqFt	\$88.43	\$104.20	\$103.23	
Distance from Condominium in miles		0.65	0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00391-7501	3-00193-0050	3-00395-0059	
Condominium Section	0091-R1			
Address	173 SMITH STREET	129 BOERUM PLACE	551 WARREN STREET	
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	42	46	68	
Year Built	1915	1999	1999	
Gross SqFt	49,690	42,000	31,015	
Estimated Gross Income	\$1,082,248	\$1,354,357	\$502,843	
Gross Income per SqFt	\$21.78	\$32.25	\$16.21	
Estimated Expense	\$551,946	\$404,480	\$301,648	
Expense SqFt	\$11.11	\$9.63	\$9.73	
Net Operating Income	\$530,302	\$949,877	\$201,195	
Full Market Value	\$3,884,001	\$7,072,000	\$1,370,000	
Market Value per SqFt	\$78.16	\$168.38	\$44.17	
Distance from Condominium in miles		0.15	0.50	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00393-7502	3-00384-0072	3-00396-0053	
Condominium Section	2298-R1			
Address	433 WARREN STREET	15 WYCKOFF STREET	311 BALTIC STREET	
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	13	40	20	
Year Built		1900	1900	
Gross SqFt	20,037	26,084	17,640	
Estimated Gross Income	\$484,495	\$621,950	\$439,765	
Gross Income per SqFt	\$24.18	\$23.84	\$24.93	
Estimated Expense	\$232,558	\$248,754	\$189,101	
Expense SqFt	\$11.61	\$9.54	\$10.72	
Net Operating Income	\$251,937	\$373,196	\$250,664	
Full Market Value	\$1,834,999	\$2,718,000	\$1,821,000	
Market Value per SqFt	\$91.58	\$104.20	\$103.23	
Distance from Condominium in miles		0.41	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00396-7501	3-00396-0053	3-00390-0026	3-00312-0038
Condominium Section	0764-R1			
Address	318 WARREN STREET	311 BALTIC STREET	40 WYCKOFF STREET	251 KANE STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL	COBBLE HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	20	25	12
Year Built	1910	1900	1900	1910
Gross SqFt	63,000	17,640	22,000	11,000
Estimated Gross Income	\$1,216,530	\$439,765	\$363,986	\$234,960
Gross Income per SqFt	\$19.31	\$24.93	\$16.54	\$21.36
Estimated Expense	\$425,786	\$189,101	\$107,161	\$120,120
Expense SqFt	\$6.76	\$10.72	\$4.87	\$10.92
Net Operating Income	\$790,744	\$250,664	\$256,825	\$114,840
Full Market Value	\$5,670,000	\$1,821,000	\$1,859,000	\$842,000
Market Value per SqFt	\$90.00	\$103.23	\$84.50	\$76.55
Distance from Condominium in miles		0.00	0.05	0.13

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00403-7504	3-00311-0036	3-00171-0049	3-00263-0044
Condominium Section	0812-R1			
Address	209 SMITH STREET	197 KANE STREET	337 STATE STREET	18 SIDNEY PLACE
Neighborhood	CARROLL GARDENS	COBBLE HILL	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	6	13	60	18
Year Built	2000	1900	1930	1900
Gross SqFt	6,652	8,600	39,770	9,875
Estimated Gross Income	\$129,315	\$247,992	\$875,152	\$309,659
Gross Income per SqFt	\$19.44	\$28.84	\$22.01	\$31.36
Estimated Expense	\$61,664	\$85,467	\$261,107	\$112,744
Expense SqFt	\$9.27	\$9.94	\$6.57	\$11.42
Net Operating Income	\$67,651	\$162,525	\$614,045	\$196,915
Full Market Value	\$456,998	\$1,220,000	\$4,497,000	\$1,470,000
Market Value per SqFt	\$68.70	\$141.86	\$113.08	\$148.86
Distance from Condominium in miles		0.38	0.41	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00403-7508	3-00451-0025	3-00407-0026	3-00275-0001
Condominium Section	2350-R1			
Address	378 BALTIC STREET	344 CARROLL STREET	126 4 AVENUE	200 CLINTON STREET
Neighborhood	CARROLL GARDENS	GOWANUS	GOWANUS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	36	101	56	94
Year Built	2007	1985	2006	1926
Gross SqFt	25,047	72,552	62,292	73,032
Estimated Gross Income	\$584,597	\$1,601,357	\$1,805,674	\$1,704,846
Gross Income per SqFt	\$23.34	\$22.07	\$28.99	\$23.34
Estimated Expense	\$204,609	\$645,639	\$321,025	\$527,223
Expense SqFt	\$8.17	\$8.90	\$5.15	\$7.22
Net Operating Income	\$379,988	\$955,718	\$1,484,649	\$1,177,623
Full Market Value	\$2,771,999	\$4,995,000	\$5,220,000	\$8,592,000
Market Value per SqFt	\$110.67	\$68.85	\$83.80	\$117.65
Distance from Condominium in miles		0.37	0.50	0.52

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00416-7501	3-00436-0020	3-00436-0022	3-00396-0053
Condominium Section	1069-R1			
Address	463 DE GRAW STREET	356 UNION STREET	360 UNION STREET	311 BALTIC STREET
Neighborhood	GOWANUS	CARROLL GARDENS	CARROLL GARDENS	BOERUM HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	9	20	16	20
Year Built		1900	1920	1900
Gross SqFt	5,763	14,050	10,248	17,640
Estimated Gross Income	\$121,715	\$292,013	\$204,225	\$439,765
Gross Income per SqFt	\$21.12	\$20.78	\$19.93	\$24.93
Estimated Expense	\$48,686	\$128,332	\$115,247	\$189,101
Expense SqFt	\$8.45	\$9.13	\$11.25	\$10.72
Net Operating Income	\$73,029	\$163,681	\$88,978	\$250,664
Full Market Value	\$537,000	\$1,202,000	\$637,000	\$1,821,000
Market Value per SqFt	\$93.18	\$85.55	\$62.16	\$103.23
Distance from Condominium in miles		0.20	0.20	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00421-7501	3-00171-0049	3-00263-0044	3-02108-0021
Condominium Section	0943-R1			
Address	344 DE GRAW STREET	337 STATE STREET	18 SIDNEY PLACE	25 LAFAYETTE AVENUE
Neighborhood	CARROLL GARDENS	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	26	60	18	35
Year Built	2000	1930	1900	1900
Gross SqFt	33,198	39,770	9,875	27,144
Estimated Gross Income	\$645,369	\$875,152	\$309,659	\$525,261
Gross Income per SqFt	\$19.44	\$22.01	\$31.36	\$19.35
Estimated Expense	\$225,879	\$261,107	\$112,744	\$226,573
Expense SqFt	\$6.80	\$6.57	\$11.42	\$8.35
Net Operating Income	\$419,490	\$614,045	\$196,915	\$298,688
Full Market Value	\$3,012,003	\$4,497,000	\$1,470,000	\$2,142,000
Market Value per SqFt	\$90.73	\$113.08	\$148.86	\$78.91
Distance from Condominium in miles		0.60	0.63	0.91

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00428-7501	3-00373-0043	3-00339-0053	
Condominium Section	0050-R1			
Address	294 SMITH STREET	105 LUQUER STREET	265 UNION STREET	
Neighborhood	CARROLL GARDENS	CARROLL GARDENS	CARROLL GARDENS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	2	16	16	
Year Built	1900	1920	1920	
Gross SqFt	1,954	4,656	9,090	
Estimated Gross Income	\$50,824	\$94,780	\$303,305	
Gross Income per SqFt	\$26.01	\$20.36	\$33.37	
Estimated Expense	\$19,313	\$42,520	\$109,555	
Expense SqFt	\$9.88	\$9.13	\$12.05	
Net Operating Income	\$31,511	\$52,260	\$193,750	
Full Market Value	\$229,000	\$373,000	\$1,439,000	
Market Value per SqFt	\$117.20	\$80.11	\$158.31	
Distance from Condominium in miles		0.44	0.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00444-7501	3-00171-0049	3-00268-0039	3-02108-0021
Condominium Section	0229-R1			
Address	376 PRESIDENT STREET	337 STATE STREET	54 LIVINGSTON STREET	25 LAFAYETTE AVENUE
Neighborhood	GOWANUS	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	55	60	32	35
Year Built	1938	1930	1900	1900
Gross SqFt	54,818	39,770	21,040	27,144
Estimated Gross Income	\$1,065,662	\$875,152	\$409,047	\$525,261
Gross Income per SqFt	\$19.44	\$22.01	\$19.44	\$19.35
Estimated Expense	\$508,163	\$261,107	\$195,029	\$226,573
Expense SqFt	\$9.27	\$6.57	\$9.27	\$8.35
Net Operating Income	\$557,499	\$614,045	\$214,018	\$298,688
Full Market Value	\$3,997,000	\$4,497,000	\$1,529,000	\$2,142,000
Market Value per SqFt	\$72.91	\$113.08	\$72.67	\$78.91
Distance from Condominium in miles		0.69	0.84	0.89

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00464-7501	3-00459-0014	3-00366-0028	3-00435-0001
Condominium Section	0392-R1			
Address	395 SMITH STREET	120 1 PLACE	104 2 PLACE	361 COURT STREET
Neighborhood	CARROLL GARDENS	CARROLL GARDENS	CARROLL GARDENS	CARROLL GARDENS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	15	15	16
Year Built		1920	1900	1900
Gross SqFt	10,604	10,140	10,000	11,186
Estimated Gross Income	\$227,456	\$217,476	\$247,413	\$236,219
Gross Income per SqFt	\$21.45	\$21.45	\$24.74	\$21.12
Estimated Expense	\$93,257	\$53,280	\$93,394	\$142,412
Expense SqFt	\$8.79	\$5.25	\$9.34	\$12.73
Net Operating Income	\$134,199	\$164,196	\$154,019	\$93,807
Full Market Value	\$984,000	\$1,132,000	\$1,119,000	\$687,000
Market Value per SqFt	\$92.80	\$111.64	\$111.90	\$61.42
Distance from Condominium in miles		0.13	0.21	0.26

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00470-7502	3-00268-0039	3-00171-0049	3-02108-0021
Condominium Section	1491-R1			
Address	191 LUQUER STREET	54 LIVINGSTON STREET	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	CARROLL GARDENS	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	32	60	35
Year Built		1900	1930	1900
Gross SqFt	14,037	21,040	39,770	27,144
Estimated Gross Income	\$272,879	\$409,047	\$875,152	\$525,261
Gross Income per SqFt	\$19.44	\$19.44	\$22.01	\$19.35
Estimated Expense	\$122,796	\$195,029	\$261,107	\$226,573
Expense SqFt	\$8.75	\$9.27	\$6.57	\$8.35
Net Operating Income	\$150,083	\$214,018	\$614,045	\$298,688
Full Market Value	\$1,076,001	\$1,529,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$76.65	\$72.67	\$113.08	\$78.91
Distance from Condominium in miles		1.02	1.00	1.24

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00476-7501	3-00451-0025	3-00407-0026	3-00265-0006
Condominium Section	1558-R1			
Address	505 COURT STREET	344 CARROLL STREET	126 4 AVENUE	59 LIVINGSTON STREET
Neighborhood	CARROLL GARDENS	GOWANUS	GOWANUS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	124	101	56	43
Year Built	2006	1985	2006	1917
Gross SqFt	133,465	72,552	62,292	63,224
Estimated Gross Income	\$2,945,573	\$1,601,357	\$1,805,674	\$1,158,493
Gross Income per SqFt	\$22.07	\$22.07	\$28.99	\$18.32
Estimated Expense	\$1,053,042	\$645,639	\$321,025	\$561,427
Expense SqFt	\$7.89	\$8.90	\$5.15	\$8.88
Net Operating Income	\$1,892,531	\$955,718	\$1,484,649	\$597,066
Full Market Value	\$13,859,002	\$4,995,000	\$5,220,000	\$4,296,000
Market Value per SqFt	\$103.84	\$68.85	\$83.80	\$67.95
Distance from Condominium in miles		0.43	0.92	1.22

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00478-7501	3-00899-0022	3-00171-0049	3-05079-0019
Condominium Section	1643-R1			
Address	529 COURT STREET	266 22 STREET	337 STATE STREET	142 ST PAUL'S PLACE
Neighborhood	CARROLL GARDENS	SUNSET PARK	DOWNTOWN-FULTON MALL	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	25	22	60	16
Year Built	2005	2002	1930	1912
Gross SqFt	24,769	21,173	39,770	16,080
Estimated Gross Income	\$545,166	\$337,498	\$875,152	\$429,829
Gross Income per SqFt	\$22.01	\$15.94	\$22.01	\$26.73
Estimated Expense	\$162,732	\$182,511	\$261,107	\$204,184
Expense SqFt	\$6.57	\$8.62	\$6.57	\$12.70
Net Operating Income	\$382,434	\$154,987	\$614,045	\$225,645
Full Market Value	\$2,800,999	\$3,242,000	\$4,497,000	\$1,631,000
Market Value per SqFt	\$113.08	\$153.12	\$113.08	\$101.43
Distance from Condominium in miles		1.06	1.18	2.52

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00636-7501	3-00898-0012	3-00899-0048	3-00899-0049
Condominium Section	0049-R1			
Address	660 4 AVENUE	308 21 STREET	283 23 STREET	281 23 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	18	12	12
Year Built	1930	2001	1931	1931
Gross SqFt	10,247	10,975	8,810	8,493
Estimated Gross Income	\$164,669	\$212,366	\$132,470	\$136,483
Gross Income per SqFt	\$16.07	\$19.35	\$15.04	\$16.07
Estimated Expense	\$69,029	\$58,168	\$65,388	\$72,154
Expense SqFt	\$6.74	\$5.30	\$7.42	\$8.50
Net Operating Income	\$95,640	\$154,198	\$67,082	\$64,329
Full Market Value	\$692,003	\$415,000	\$462,000	\$439,000
Market Value per SqFt	\$67.53	\$37.81	\$52.44	\$51.69
Distance from Condominium in miles		0.45	0.32	0.32

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00646-7501	3-00764-0039	3-00719-0051	
Condominium Section	0559-R1			
Address	224 22 STREET	4710 4 AVENUE	467 42 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	14	16	16	
Year Built	1995	1931	1914	
Gross SqFt	10,000	10,860	11,520	
Estimated Gross Income	\$185,000	\$214,143	\$217,221	
Gross Income per SqFt	\$18.50	\$19.72	\$18.86	
Estimated Expense	\$82,300	\$106,085	\$95,179	
Expense SqFt	\$8.23	\$9.77	\$8.26	
Net Operating Income	\$102,700	\$108,058	\$122,042	
Full Market Value	\$743,002	\$774,000	\$877,000	
Market Value per SqFt	\$74.30	\$71.27	\$76.13	
Distance from Condominium in miles		1.24	0.94	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00681-7501	3-01959-0027	3-05079-0019	3-02108-0021
Condominium Section	1365-R1			
Address	811 5 AVENUE	80 GREENE AVENUE	142 ST PAUL'S PLACE	25 LAFAYETTE AVENUE
Neighborhood	SUNSET PARK	FORT GREENE	FLATBUSH-CENTRAL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	97	16	35
Year Built	2004	1982	1912	1900
Gross SqFt	16,012	71,470	16,080	27,144
Estimated Gross Income	\$352,424	\$2,033,930	\$429,829	\$525,261
Gross Income per SqFt	\$22.01	\$28.46	\$26.73	\$19.35
Estimated Expense	\$144,494	\$931,596	\$204,184	\$226,573
Expense SqFt	\$9.02	\$13.03	\$12.70	\$8.35
Net Operating Income	\$207,930	\$1,102,334	\$225,645	\$298,688
Full Market Value	\$1,528,000	\$7,926,000	\$1,631,000	\$2,142,000
Market Value per SqFt	\$95.43	\$110.90	\$101.43	\$78.91
Distance from Condominium in miles		2.66	2.05	2.51

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00693-7501	3-00879-0013	3-00899-0022	
Condominium Section	2004-R1			
Address	415 36 STREET	252 18 STREET	266 22 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	12	18	22	
Year Built	2007	2010	2002	
Gross SqFt	16,316	20,816	21,173	
Estimated Gross Income	\$294,341	\$418,988	\$337,498	
Gross Income per SqFt	\$18.04	\$20.13	\$15.94	
Estimated Expense	\$138,360	\$88,123	\$182,511	
Expense SqFt	\$8.48	\$4.23	\$8.62	
Net Operating Income	\$155,981	\$330,865	\$154,987	
Full Market Value	\$1,180,000	\$2,365,000	\$3,242,000	
Market Value per SqFt	\$72.32	\$113.61	\$153.12	
Distance from Condominium in miles		0.83	0.64	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00724-7501	3-05079-0019	3-02108-0021	3-06264-0029
Condominium Section	2336-R1			
Address	420 42 STREET	142 ST PAUL'S PLACE	25 LAFAYETTE AVENUE	2160 78 STREET
Neighborhood	SUNSET PARK	FLATBUSH-CENTRAL	FORT GREENE	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	31	16	35	52
Year Built	2007	1912	1900	1991
Gross SqFt	23,034	16,080	27,144	51,419
Estimated Gross Income	\$449,854	\$429,829	\$525,261	\$1,004,184
Gross Income per SqFt	\$19.53	\$26.73	\$19.35	\$19.53
Estimated Expense	\$192,334	\$204,184	\$226,573	\$555,180
Expense SqFt	\$8.35	\$12.70	\$8.35	\$10.80
Net Operating Income	\$257,520	\$225,645	\$298,688	\$449,004
Full Market Value	\$1,846,002	\$1,631,000	\$2,142,000	\$3,218,000
Market Value per SqFt	\$80.14	\$101.43	\$78.91	\$62.58
Distance from Condominium in miles		2.32	3.00	3.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00741-7501	3-00899-0022	3-05328-0015	3-05079-0019
Condominium Section	2430-R1			
Address	702 44 STREET	266 22 STREET	120 OCEAN PARKWAY	142 ST PAUL'S PLACE
Neighborhood	SUNSET PARK	SUNSET PARK	KENSINGTON	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	54	22	60	16
Year Built	1931	2002	1931	1912
Gross SqFt	54,770	21,173	75,000	16,080
Estimated Gross Income	\$754,731	\$337,498	\$794,098	\$429,829
Gross Income per SqFt	\$13.78	\$15.94	\$10.59	\$26.73
Estimated Expense	\$376,270	\$182,511	\$347,809	\$204,184
Expense SqFt	\$6.87	\$8.62	\$4.64	\$12.70
Net Operating Income	\$378,461	\$154,987	\$446,289	\$225,645
Full Market Value	\$2,016,994	\$3,242,000	\$1,980,000	\$1,631,000
Market Value per SqFt	\$36.83	\$153.12	\$26.40	\$101.43
Distance from Condominium in miles		1.13	1.37	2.08

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00757-7504	3-00311-0036	3-01281-0027	
Condominium Section	2572-R1			
Address	4602 6 AVENUE	197 KANE STREET	1106 PRESIDENT STREET	
Neighborhood	SUNSET PARK	COBBLE HILL	CROWN HEIGHTS	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D9-ELEVATOR	
Total Units	9	13	16	
Year Built	2008	1900	1915	
Gross SqFt	8,171	8,600	14,600	
Estimated Gross Income	\$191,610	\$247,992	\$263,643	
Gross Income per SqFt	\$23.45	\$28.84	\$18.06	
Estimated Expense	\$78,442	\$85,467	\$135,050	
Expense SqFt	\$9.60	\$9.94	\$9.25	
Net Operating Income	\$113,168	\$162,525	\$128,593	
Full Market Value	\$828,001	\$1,220,000	\$926,000	
Market Value per SqFt	\$101.33	\$141.86	\$63.42	
Distance from Condominium in miles		2.83	3.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00793-7503	3-01042-0059	3-05079-0021	3-05079-0019
Condominium Section	2192-R1			
Address	5008 7 AVENUE	257 15 STREET	148 ST PAUL'S PLACE	142 ST PAUL'S PLACE
Neighborhood	SUNSET PARK	PARK SLOPE SOUTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	24	16	16
Year Built		2002	1912	1912
Gross SqFt	32,805	21,056	16,080	16,080
Estimated Gross Income	\$484,858	\$311,116	\$256,395	\$429,829
Gross Income per SqFt	\$14.78	\$14.78	\$15.94	\$26.73
Estimated Expense	\$278,186	\$178,463	\$138,530	\$204,184
Expense SqFt	\$8.48	\$8.48	\$8.62	\$12.70
Net Operating Income	\$206,672	\$132,653	\$117,865	\$225,645
Full Market Value	\$1,426,002	\$915,000	\$804,000	\$1,631,000
Market Value per SqFt	\$43.47	\$43.46	\$50.00	\$101.43
Distance from Condominium in miles		1.86	2.40	2.40

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00800-7501	3-01042-0059	3-05079-0021	3-05062-0026
Condominium Section	2001-R1			
Address	531 52 STREET	257 15 STREET	148 ST PAUL'S PLACE	373 OCEAN AVENUE
Neighborhood	SUNSET PARK	PARK SLOPE SOUTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	24	16	24
Year Built	2006	2002	1912	1939
Gross SqFt	25,600	21,056	16,080	12,700
Estimated Gross Income	\$378,368	\$311,116	\$256,395	\$195,857
Gross Income per SqFt	\$14.78	\$14.78	\$15.94	\$15.42
Estimated Expense	\$197,120	\$178,463	\$138,530	\$85,738
Expense SqFt	\$7.70	\$8.48	\$8.62	\$6.75
Net Operating Income	\$181,248	\$132,653	\$117,865	\$110,119
Full Market Value	\$1,252,989	\$915,000	\$804,000	\$755,000
Market Value per SqFt	\$48.94	\$43.46	\$50.00	\$59.45
Distance from Condominium in miles		1.90	2.53	2.67

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00807-7502	3-00846-0040	3-05872-0071	3-05872-0007
Condominium Section	2160-R1			
Address	462 52 STREET	5716 4 AVENUE	321 OVINGTON AVENUE	315 OVINGTON AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	BAY RIDGE	BAY RIDGE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	33	118	102
Year Built	2006	1911	1928	1962
Gross SqFt	10,819	37,323	92,224	76,686
Estimated Gross Income	\$175,160	\$547,556	\$1,461,596	\$1,241,803
Gross Income per SqFt	\$16.19	\$14.67	\$15.85	\$16.19
Estimated Expense	\$83,198	\$287,222	\$647,031	\$566,874
Expense SqFt	\$7.69	\$7.70	\$7.02	\$7.39
Net Operating Income	\$91,962	\$260,334	\$814,565	\$674,929
Full Market Value	\$626,003	\$1,835,000	\$5,567,000	\$4,596,000
Market Value per SqFt	\$57.86	\$49.17	\$60.36	\$59.93
Distance from Condominium in miles		0.28	0.92	0.92

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00826-7501	3-01281-0027	3-00171-0049	3-02108-0021
Condominium Section	2034-R1			
Address	5423 7 AVENUE	1106 PRESIDENT STREET	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	10	16	60	35
Year Built	2005	1915	1930	1900
Gross SqFt	8,984	14,600	39,770	27,144
Estimated Gross Income	\$173,840	\$263,643	\$875,152	\$525,261
Gross Income per SqFt	\$19.35	\$18.06	\$22.01	\$19.35
Estimated Expense	\$75,016	\$135,050	\$261,107	\$226,573
Expense SqFt	\$8.35	\$9.25	\$6.57	\$8.35
Net Operating Income	\$98,824	\$128,593	\$614,045	\$298,688
Full Market Value	\$708,998	\$926,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$78.92	\$63.42	\$113.08	\$78.91
Distance from Condominium in miles		3.40	3.58	3.66

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00837-7501	3-00821-0012	3-00740-0006	3-00657-0018
Condominium Section	2717-R1			
Address	238 56 STREET	224 54 STREET	602 44 STREET	158 26 STREET
Neighborhood	BUSH TERMINAL	BUSH TERMINAL	SUNSET PARK	SUNSET PARK
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	8	18	28	12
Year Built	2009	1911	1910	1930
Gross SqFt	9,894	10,800	15,000	4,500
Estimated Gross Income	\$254,672	\$277,951	\$463,950	\$146,376
Gross Income per SqFt	\$25.74	\$25.74	\$30.93	\$32.53
Estimated Expense	\$164,834	\$179,889	\$183,300	\$49,733
Expense SqFt	\$16.66	\$16.66	\$12.22	\$11.05
Net Operating Income	\$89,838	\$98,062	\$280,650	\$96,643
Full Market Value	\$603,000	\$710,000	\$1,967,000	\$719,000
Market Value per SqFt	\$60.95	\$65.74	\$131.13	\$159.78
Distance from Condominium in miles		0.10	0.84	1.49

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00874-7502	3-00898-0012	3-00917-0025	
Condominium Section	1238-R1			
Address	319 18 STREET	308 21 STREET	550 40 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	13	18	19	
Year Built	2004	2001	1922	
Gross SqFt	12,334	10,975	14,464	
Estimated Gross Income	\$245,447	\$212,366	\$295,800	
Gross Income per SqFt	\$19.90	\$19.35	\$20.45	
Estimated Expense	\$90,655	\$58,168	\$134,652	
Expense SqFt	\$7.35	\$5.30	\$9.31	
Net Operating Income	\$154,792	\$154,198	\$161,148	
Full Market Value	\$1,135,999	\$415,000	\$1,151,000	
Market Value per SqFt	\$92.10	\$37.81	\$79.58	
Distance from Condominium in miles		0.19	1.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00886-7501	3-00193-0050	3-00171-0049	3-01959-0027
Condominium Section	1425-R1			
Address	315 20 STREET	129 BOERUM PLACE	337 STATE STREET	80 GREENE AVENUE
Neighborhood	SUNSET PARK	BOERUM HILL	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	46	60	97
Year Built	2004	1999	1930	1982
Gross SqFt	13,070	42,000	39,770	71,470
Estimated Gross Income	\$300,610	\$1,354,357	\$875,152	\$2,033,930
Gross Income per SqFt	\$23.00	\$32.25	\$22.01	\$28.46
Estimated Expense	\$108,220	\$404,480	\$261,107	\$931,596
Expense SqFt	\$8.28	\$9.63	\$6.57	\$13.03
Net Operating Income	\$192,390	\$949,877	\$614,045	\$1,102,334
Full Market Value	\$1,383,003	\$7,072,000	\$4,497,000	\$7,926,000
Market Value per SqFt	\$105.82	\$168.38	\$113.08	\$110.90
Distance from Condominium in miles		1.88	1.95	2.04

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00886-7502	3-00898-0012	3-00917-0025	3-00723-0065
Condominium Section	1665-R1			
Address	560 7 AVENUE	308 21 STREET	550 40 STREET	327 43 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	18	19	18
Year Built	2004	2001	1922	1906
Gross SqFt	12,090	10,975	14,464	10,280
Estimated Gross Income	\$247,241	\$212,366	\$295,800	\$217,214
Gross Income per SqFt	\$20.45	\$19.35	\$20.45	\$21.13
Estimated Expense	\$98,896	\$58,168	\$134,652	\$98,269
Expense SqFt	\$8.18	\$5.30	\$9.31	\$9.56
Net Operating Income	\$148,345	\$154,198	\$161,148	\$118,945
Full Market Value	\$1,086,001	\$415,000	\$1,151,000	\$873,000
Market Value per SqFt	\$89.83	\$37.81	\$79.58	\$84.92
Distance from Condominium in miles		0.10	1.05	1.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00891-7501	3-00311-0036	3-00171-0049	3-02108-0021
Condominium Section	1219-R1			
Address	259 21 STREET	197 KANE STREET	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	SUNSET PARK	COBBLE HILL	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	38	13	60	35
Year Built	1904	1900	1930	1900
Gross SqFt	47,862	8,600	39,770	27,144
Estimated Gross Income	\$1,053,443	\$247,992	\$875,152	\$525,261
Gross Income per SqFt	\$22.01	\$28.84	\$22.01	\$19.35
Estimated Expense	\$421,377	\$85,467	\$261,107	\$226,573
Expense SqFt	\$8.80	\$9.94	\$6.57	\$8.35
Net Operating Income	\$632,066	\$162,525	\$614,045	\$298,688
Full Market Value	\$4,628,999	\$1,220,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$96.72	\$141.86	\$113.08	\$78.91
Distance from Condominium in miles		1.80	1.92	1.96

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00891-7502	3-00879-0013	3-00630-0018	3-00898-0012
Condominium Section	2071-R1			
Address	284 20 STREET	252 18 STREET	146 17 STREET	308 21 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	14	18	25	18
Year Built	2007	2010	1910	2001
Gross SqFt	18,855	20,816	16,750	10,975
Estimated Gross Income	\$364,844	\$418,988	\$285,588	\$212,366
Gross Income per SqFt	\$19.35	\$20.13	\$17.05	\$19.35
Estimated Expense	\$126,517	\$88,123	\$111,723	\$58,168
Expense SqFt	\$6.71	\$4.23	\$6.67	\$5.30
Net Operating Income	\$238,327	\$330,865	\$173,865	\$154,198
Full Market Value	\$1,707,999	\$2,365,000	\$1,776,000	\$415,000
Market Value per SqFt	\$90.59	\$113.61	\$106.03	\$37.81
Distance from Condominium in miles		0.10	0.33	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00892-7501	3-00657-0018	3-00719-0051	
Condominium Section	1729-R1			
Address	351 21 STREET	158 26 STREET	467 42 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	12	16	
Year Built	2006	1930	1914	
Gross SqFt	12,490	4,500	11,520	
Estimated Gross Income	\$242,806	\$146,376	\$217,221	
Gross Income per SqFt	\$19.44	\$32.53	\$18.86	
Estimated Expense	\$113,035	\$49,733	\$95,179	
Expense SqFt	\$9.05	\$11.05	\$8.26	
Net Operating Income	\$129,771	\$96,643	\$122,042	
Full Market Value	\$891,917	\$719,000	\$877,000	
Market Value per SqFt	\$71.41	\$159.78	\$76.13	
Distance from Condominium in miles		0.53	1.08	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00895-7502	3-01091-0040	3-02073-0015	
Condominium Section	1794-R1			
Address	35 MC DONALD AVENUE	136 PROSPECT PARK WEST	163 CARLTON AVENUE	
Neighborhood	WINDSOR TERRACE	PARK SLOPE	FORT GREENE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	
Total Units	35	18	32	
Year Built	2006	1931	1925	
Gross SqFt	36,872	20,562	38,000	
Estimated Gross Income	\$738,177	\$452,879	\$684,249	
Gross Income per SqFt	\$20.02	\$22.03	\$18.01	
Estimated Expense	\$332,217	\$231,229	\$300,489	
Expense SqFt	\$9.01	\$11.25	\$7.91	
Net Operating Income	\$405,960	\$221,650	\$383,760	
Full Market Value	\$2,957,002	\$1,623,000	\$2,761,000	
Market Value per SqFt	\$80.20	\$78.93	\$72.66	
Distance from Condominium in miles		0.79	2.67	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00895-7503	3-01107-0005	3-01107-0027	
Condominium Section	1931-R1			
Address	11 TERRACE PLACE	38 PROSPECT PARK SOUTHWES	70 PROSPECT PARK SOUTHWES	
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	18	20	48	
Year Built	2006	1920	1935	
Gross SqFt	17,983	15,200	49,428	
Estimated Gross Income	\$306,790	\$310,764	\$676,601	
Gross Income per SqFt	\$17.06	\$20.45	\$13.69	
Estimated Expense	\$122,716	\$125,003	\$302,841	
Expense SqFt	\$6.82	\$8.22	\$6.13	
Net Operating Income	\$184,074	\$185,761	\$373,760	
Full Market Value	\$1,345,000	\$1,326,000	\$2,211,000	
Market Value per SqFt	\$74.79	\$87.24	\$44.73	
Distance from Condominium in miles		0.39	0.39	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00897-7503	3-00879-0013	3-00899-0022	3-01053-0070
Condominium Section	2382-R1			
Address	282 21 STREET	252 18 STREET	266 22 STREET	287 PROSPECT AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	PARK SLOPE SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	10	18	22	33
Year Built	2008	2010	2002	1998
Gross SqFt	11,633	20,816	21,173	32,928
Estimated Gross Income	\$226,146	\$418,988	\$337,498	\$1,119,861
Gross Income per SqFt	\$19.44	\$20.13	\$15.94	\$34.01
Estimated Expense	\$103,185	\$88,123	\$182,511	\$481,265
Expense SqFt	\$8.87	\$4.23	\$8.62	\$14.62
Net Operating Income	\$122,961	\$330,865	\$154,987	\$638,596
Full Market Value	\$883,000	\$2,365,000	\$3,242,000	\$4,738,000
Market Value per SqFt	\$75.90	\$113.61	\$153.12	\$143.89
Distance from Condominium in miles		0.15	0.05	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00898-7501	3-00898-0012	3-00630-0018	
Condominium Section	2079-R1			
Address	352 21 STREET	308 21 STREET	146 17 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	8	18	25	
Year Built	2006	2001	1910	
Gross SqFt	8,400	10,975	16,750	
Estimated Gross Income	\$152,880	\$212,366	\$285,588	
Gross Income per SqFt	\$18.20	\$19.35	\$17.05	
Estimated Expense	\$53,676	\$58,168	\$111,723	
Expense SqFt	\$6.39	\$5.30	\$6.67	
Net Operating Income	\$99,204	\$154,198	\$173,865	
Full Market Value	\$729,000	\$415,000	\$1,776,000	
Market Value per SqFt	\$86.79	\$37.81	\$106.03	
Distance from Condominium in miles		0.00	0.48	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00899-7501	3-00879-0013	3-00899-0022	
Condominium Section	2177-R1			
Address	708 6 AVENUE	252 18 STREET	266 22 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	15	18	22	
Year Built	2008	2010	2002	
Gross SqFt	24,043	20,816	21,173	
Estimated Gross Income	\$433,736	\$418,988	\$337,498	
Gross Income per SqFt	\$18.04	\$20.13	\$15.94	
Estimated Expense	\$154,596	\$88,123	\$182,511	
Expense SqFt	\$6.43	\$4.23	\$8.62	
Net Operating Income	\$279,140	\$330,865	\$154,987	
Full Market Value	\$2,044,001	\$2,365,000	\$3,242,000	
Market Value per SqFt	\$85.01	\$113.61	\$153.12	
Distance from Condominium in miles		0.20	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00900-7501	3-00898-0012	3-00917-0025	
Condominium Section	1864-R1			
Address	320 23 STREET	308 21 STREET	550 40 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	18	19	
Year Built	2006	2001	1922	
Gross SqFt	12,950	10,975	14,464	
Estimated Gross Income	\$257,705	\$212,366	\$295,800	
Gross Income per SqFt	\$19.90	\$19.35	\$20.45	
Estimated Expense	\$94,535	\$58,168	\$134,652	
Expense SqFt	\$7.30	\$5.30	\$9.31	
Net Operating Income	\$163,170	\$154,198	\$161,148	
Full Market Value	\$1,196,994	\$415,000	\$1,151,000	
Market Value per SqFt	\$92.43	\$37.81	\$79.58	
Distance from Condominium in miles		0.05	0.90	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00900-7502	3-00898-0012	3-00723-0065	3-00917-0025
Condominium Section	1830-R1			
Address	313 23 STREET	308 21 STREET	327 43 STREET	550 40 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	18	18	19
Year Built	2006	2001	1906	1922
Gross SqFt	12,930	10,975	10,280	14,464
Estimated Gross Income	\$264,419	\$212,366	\$217,214	\$295,800
Gross Income per SqFt	\$20.45	\$19.35	\$21.13	\$20.45
Estimated Expense	\$105,768	\$58,168	\$98,269	\$134,652
Expense SqFt	\$8.18	\$5.30	\$9.56	\$9.31
Net Operating Income	\$158,651	\$154,198	\$118,945	\$161,148
Full Market Value	\$1,164,000	\$415,000	\$873,000	\$1,151,000
Market Value per SqFt	\$90.02	\$37.81	\$84.92	\$79.58
Distance from Condominium in miles		0.05	1.08	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00915-7501	3-00764-0039	3-00719-0051	
Condominium Section	1156-R1			
Address	755 40 STREET	4710 4 AVENUE	467 42 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	16	16	
Year Built	2002	1931	1914	
Gross SqFt	10,194	10,860	11,520	
Estimated Gross Income	\$196,642	\$214,143	\$217,221	
Gross Income per SqFt	\$19.29	\$19.72	\$18.86	
Estimated Expense	\$78,698	\$106,085	\$95,179	
Expense SqFt	\$7.72	\$9.77	\$8.26	
Net Operating Income	\$117,944	\$108,058	\$122,042	
Full Market Value	\$848,001	\$774,000	\$877,000	
Market Value per SqFt	\$83.19	\$71.27	\$76.13	
Distance from Condominium in miles		0.70	0.45	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00923-7501	3-05747-0031	3-05351-0008	
Condominium Section	1942-R1			
Address	873 42 STREET	1358 64 STREET	58 CHURCH AVENUE	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	13	20	
Year Built	1930	1931	1930	
Gross SqFt	13,180	8,100	13,500	
Estimated Gross Income	\$246,202	\$152,148	\$250,747	
Gross Income per SqFt	\$18.68	\$18.78	\$18.57	
Estimated Expense	\$110,844	\$78,520	\$131,815	
Expense SqFt	\$8.41	\$9.69	\$9.76	
Net Operating Income	\$135,358	\$73,628	\$118,932	
Full Market Value	\$903,000	\$529,000	\$855,000	
Market Value per SqFt	\$68.51	\$65.31	\$63.33	
Distance from Condominium in miles		1.36	0.92	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00925-7501	3-00925-0037	3-00925-0019	3-00742-0046
Condominium Section	0188-R1			
Address	831 43 STREET	874 42 STREET	832 42 STREET	873 45 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	16	20	13
Year Built	1987	1930	1920	1927
Gross SqFt	9,903	12,744	14,116	24,768
Estimated Gross Income	\$201,328	\$223,693	\$286,914	\$413,378
Gross Income per SqFt	\$20.33	\$17.55	\$20.33	\$16.69
Estimated Expense	\$70,465	\$126,178	\$188,702	\$197,401
Expense SqFt	\$7.12	\$9.90	\$13.37	\$7.97
Net Operating Income	\$130,863	\$97,515	\$98,212	\$215,977
Full Market Value	\$935,002	\$704,000	\$629,000	\$1,563,000
Market Value per SqFt	\$94.42	\$55.24	\$44.56	\$63.11
Distance from Condominium in miles		0.00	0.00	0.10

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00928-7503	3-00965-0071		
Condominium Section	1290-R1			
Address	393 DEAN STREET	325 1 STREET		
Neighborhood	PARK SLOPE	PARK SLOPE		
Building Classification	R2-CONDOMINIUM	C1-WALK-UP		
Total Units	16	32		
Year Built	2004	1920		
Gross SqFt	21,829	23,800		
Estimated Gross Income	\$501,194	\$557,449		
Gross Income per SqFt	\$22.96	\$23.42		
Estimated Expense	\$175,418	\$205,480		
Expense SqFt	\$8.04	\$8.63		
Net Operating Income	\$325,776	\$351,969		
Full Market Value	\$1,937,998	\$2,567,000		
Market Value per SqFt	\$88.78	\$107.86		
Distance from Condominium in miles		0.66		

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00931-7501	3-00955-0051	3-00958-0039	
Condominium Section	0161-R1			
Address	451 BERGEN STREET	647 PRESIDENT STREET	646 PRESIDENT STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	8	14	12	
Year Built		1920	1920	
Gross SqFt	5,085	6,875	7,833	
Estimated Gross Income	\$149,245	\$213,009	\$217,135	
Gross Income per SqFt	\$29.35	\$30.98	\$27.72	
Estimated Expense	\$63,056	\$65,454	\$90,025	
Expense SqFt	\$12.40	\$9.52	\$11.49	
Net Operating Income	\$86,189	\$147,555	\$127,110	
Full Market Value	\$622,002	\$1,102,000	\$916,000	
Market Value per SqFt	\$122.32	\$160.29	\$116.94	
Distance from Condominium in miles		0.46	0.50	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00937-7501	3-00965-0071	3-00945-0019	3-00962-0009
Condominium Section	0097-R1			
Address	99 4 AVENUE	325 1 STREET	96 STERLING PLACE	640 CARROLL STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	32	25	42
Year Built	1986	1920	1920	1923
Gross SqFt	20,750	23,800	18,020	17,504
Estimated Gross Income	\$381,593	\$557,449	\$532,617	\$500,477
Gross Income per SqFt	\$18.39	\$23.42	\$29.56	\$28.59
Estimated Expense	\$171,717	\$205,480	\$161,915	\$140,920
Expense SqFt	\$8.28	\$8.63	\$8.99	\$8.05
Net Operating Income	\$209,876	\$351,969	\$370,702	\$359,557
Full Market Value	\$1,533,000	\$2,567,000	\$2,779,000	\$2,701,000
Market Value per SqFt	\$73.88	\$107.86	\$154.22	\$154.31
Distance from Condominium in miles		0.47	0.31	0.42

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00939-7502	3-01959-0027	3-02108-0021	3-00171-0049
Condominium Section	1651-R1			
Address	145 PARK PLACE	80 GREENE AVENUE	25 LAFAYETTE AVENUE	337 STATE STREET
Neighborhood	PARK SLOPE	FORT GREENE	FORT GREENE	DOWNTOWN-FULTON MALL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	47	97	35	60
Year Built	1925	1982	1900	1930
Gross SqFt	68,505	71,470	27,144	39,770
Estimated Gross Income	\$1,507,795	\$2,033,930	\$525,261	\$875,152
Gross Income per SqFt	\$22.01	\$28.46	\$19.35	\$22.01
Estimated Expense	\$618,196	\$931,596	\$226,573	\$261,107
Expense SqFt	\$9.02	\$13.03	\$8.35	\$6.57
Net Operating Income	\$889,599	\$1,102,334	\$298,688	\$614,045
Full Market Value	\$6,515,001	\$7,926,000	\$2,142,000	\$4,497,000
Market Value per SqFt	\$95.10	\$110.90	\$78.91	\$113.08
Distance from Condominium in miles		0.55	0.63	0.88

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00941-7501	3-02108-0021	3-02104-0008	3-00268-0039
Condominium Section	0064-R1			
Address	1113 5 AVENUE	25 LAFAYETTE AVENUE	299 ADELPHI STREET	54 LIVINGSTON STREET
Neighborhood	PARK SLOPE	FORT GREENE	FORT GREENE	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	35	71	32
Year Built	1922	1900	1927	1900
Gross SqFt	39,656	27,144	44,046	21,040
Estimated Gross Income	\$745,136	\$525,261	\$827,639	\$409,047
Gross Income per SqFt	\$18.79	\$19.35	\$18.79	\$19.44
Estimated Expense	\$366,421	\$226,573	\$409,988	\$195,029
Expense SqFt	\$9.24	\$8.35	\$9.31	\$9.27
Net Operating Income	\$378,715	\$298,688	\$417,651	\$214,018
Full Market Value	\$2,721,000	\$2,142,000	\$3,001,000	\$1,529,000
Market Value per SqFt	\$68.62	\$78.91	\$68.13	\$72.67
Distance from Condominium in miles		0.58	0.76	1.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00942-7501	3-02104-0008	3-01281-0027	3-00268-0039
Condominium Section	0651-R1			
Address	121 STERLING PLACE	299 ADELPHI STREET	1106 PRESIDENT STREET	54 LIVINGSTON STREET
Neighborhood	PARK SLOPE	FORT GREENE	CROWN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	71	16	32
Year Built	1920	1927	1915	1900
Gross SqFt	27,213	44,046	14,600	21,040
Estimated Gross Income	\$511,332	\$827,639	\$263,643	\$409,047
Gross Income per SqFt	\$18.79	\$18.79	\$18.06	\$19.44
Estimated Expense	\$246,550	\$409,988	\$135,050	\$195,029
Expense SqFt	\$9.06	\$9.31	\$9.25	\$9.27
Net Operating Income	\$264,782	\$417,651	\$128,593	\$214,018
Full Market Value	\$1,902,001	\$3,001,000	\$926,000	\$1,529,000
Market Value per SqFt	\$69.89	\$68.13	\$63.42	\$72.67
Distance from Condominium in miles		0.77	1.26	1.33

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00942-7503	3-02108-0021	3-02104-0008	3-01959-0027
Condominium Section	2076-R1			
Address	133 STERLING PLACE	25 LAFAYETTE AVENUE	299 ADELPHI STREET	80 GREENE AVENUE
Neighborhood	PARK SLOPE	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	22	35	71	97
Year Built		1900	1927	1982
Gross SqFt	35,741	27,144	44,046	71,470
Estimated Gross Income	\$691,588	\$525,261	\$827,639	\$2,033,930
Gross Income per SqFt	\$19.35	\$19.35	\$18.79	\$28.46
Estimated Expense	\$242,056	\$226,573	\$409,988	\$931,596
Expense SqFt	\$6.77	\$8.35	\$9.31	\$13.03
Net Operating Income	\$449,532	\$298,688	\$417,651	\$1,102,334
Full Market Value	\$3,223,002	\$2,142,000	\$3,001,000	\$7,926,000
Market Value per SqFt	\$90.18	\$78.91	\$68.13	\$110.90
Distance from Condominium in miles		0.67	0.77	0.59

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00945-7501	3-00171-0049	3-01281-0027	3-00268-0039
Condominium Section	0398-R1			
Address	100 STERLING PLACE	337 STATE STREET	1106 PRESIDENT STREET	54 LIVINGSTON STREET
Neighborhood	PARK SLOPE	DOWNTOWN-FULTON MALL	CROWN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	60	16	32
Year Built	1990	1930	1915	1900
Gross SqFt	38,430	39,770	14,600	21,040
Estimated Gross Income	\$747,079	\$875,152	\$263,643	\$409,047
Gross Income per SqFt	\$19.44	\$22.01	\$18.06	\$19.44
Estimated Expense	\$306,302	\$261,107	\$135,050	\$195,029
Expense SqFt	\$7.97	\$6.57	\$9.25	\$9.27
Net Operating Income	\$440,777	\$614,045	\$128,593	\$214,018
Full Market Value	\$3,159,997	\$4,497,000	\$926,000	\$1,529,000
Market Value per SqFt	\$82.23	\$113.08	\$63.42	\$72.67
Distance from Condominium in miles		0.93	1.25	1.35

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00947-7501	3-01066-0011	3-01093-0001	
Condominium Section	0750-R1			
Address	47 LINCOLN PLACE	882 UNION STREET	911 8 AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	16	16	
Year Built		1910	1920	
Gross SqFt	13,731	13,480	12,160	
Estimated Gross Income	\$239,331	\$296,752	\$279,048	
Gross Income per SqFt	\$17.43	\$22.01	\$22.95	
Estimated Expense	\$102,845	\$114,243	\$107,179	
Expense SqFt	\$7.49	\$8.48	\$8.81	
Net Operating Income	\$136,486	\$182,509	\$171,869	
Full Market Value	\$984,999	\$1,337,000	\$1,255,000	
Market Value per SqFt	\$71.74	\$99.18	\$103.21	
Distance from Condominium in miles		0.47	0.88	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00949-7502	3-02108-0021	3-00171-0049	
Condominium Section	1119-R1			
Address	675 SACKETT STREET	25 LAFAYETTE AVENUE	337 STATE STREET	
Neighborhood	PARK SLOPE	FORT GREENE	DOWNTOWN-FULTON MALL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	38	35	60	
Year Built		1900	1930	
Gross SqFt	49,768	27,144	39,770	
Estimated Gross Income	\$1,029,202	\$525,261	\$875,152	
Gross Income per SqFt	\$20.68	\$19.35	\$22.01	
Estimated Expense	\$421,973	\$226,573	\$261,107	
Expense SqFt	\$8.48	\$8.35	\$6.57	
Net Operating Income	\$607,229	\$298,688	\$614,045	
Full Market Value	\$4,461,003	\$2,142,000	\$4,497,000	
Market Value per SqFt	\$89.64	\$78.91	\$113.08	
Distance from Condominium in miles		0.67	0.75	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00951-7501	3-01089-0061	3-00957-0013	3-00974-0059
Condominium Section	0034-R1			
Address	64 7 AVENUE	529 8 STREET	770 UNION STREET	329 3 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	12	9	12
Year Built	1931	1920	1920	1921
Gross SqFt	9,102	8,628	8,072	8,533
Estimated Gross Income	\$179,947	\$149,568	\$159,593	\$208,080
Gross Income per SqFt	\$19.77	\$17.34	\$19.77	\$24.39
Estimated Expense	\$73,778	\$75,952	\$51,910	\$64,533
Expense SqFt	\$8.11	\$8.80	\$6.43	\$7.56
Net Operating Income	\$106,169	\$73,616	\$107,683	\$143,547
Full Market Value	\$760,000	\$531,000	\$1,795,000	\$1,044,000
Market Value per SqFt	\$83.50	\$61.54	\$222.37	\$122.35
Distance from Condominium in miles		0.68	0.10	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00952-7505	3-00993-0029	3-00957-0014	3-00945-0019
Condominium Section	2396-R1			
Address	712 SACKETT STREET	318 6 STREET	772 UNION STREET	96 STERLING PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	20	24	25
Year Built	2001	1923	1920	1920
Gross SqFt	14,976	15,000	16,252	18,020
Estimated Gross Income	\$318,090	\$314,180	\$373,343	\$532,617
Gross Income per SqFt	\$21.24	\$20.95	\$22.97	\$29.56
Estimated Expense	\$141,673	\$116,517	\$139,933	\$161,915
Expense SqFt	\$9.46	\$7.77	\$8.61	\$8.99
Net Operating Income	\$176,417	\$197,663	\$233,410	\$370,702
Full Market Value	\$1,294,000	\$1,451,000	\$1,704,000	\$2,779,000
Market Value per SqFt	\$86.40	\$96.73	\$104.85	\$154.22
Distance from Condominium in miles		0.48	0.30	0.33

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00955-7502	3-01085-0037	3-00965-0071	3-00965-0032
Condominium Section	0268-R1			
Address	630 UNION STREET	94 PROSPECT PARK WEST	325 1 STREET	118 GARFIELD PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	30	32	39
Year Built	1915	1920	1920	1925
Gross SqFt	20,202	21,195	23,800	27,024
Estimated Gross Income	\$400,606	\$405,315	\$557,449	\$554,196
Gross Income per SqFt	\$19.83	\$19.12	\$23.42	\$20.51
Estimated Expense	\$172,929	\$206,226	\$205,480	\$249,059
Expense SqFt	\$8.56	\$9.73	\$8.63	\$9.22
Net Operating Income	\$227,677	\$199,089	\$351,969	\$305,137
Full Market Value	\$1,528,986	\$1,428,000	\$2,567,000	\$2,068,000
Market Value per SqFt	\$75.68	\$67.37	\$107.86	\$76.52
Distance from Condominium in miles		0.71	0.21	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00958-7501	3-02119-0010	3-02108-0021	3-00268-0039
Condominium Section	1134-R1			
Address	569 CARROLL STREET	301 CUMBERLAND STREET	25 LAFAYETTE AVENUE	54 LIVINGSTON STREET
Neighborhood	PARK SLOPE	FORT GREENE	FORT GREENE	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	40	35	32
Year Built	2003	1928	1900	1900
Gross SqFt	15,740	19,350	27,144	21,040
Estimated Gross Income	\$305,986	\$572,963	\$525,261	\$409,047
Gross Income per SqFt	\$19.44	\$29.61	\$19.35	\$19.44
Estimated Expense	\$107,095	\$260,769	\$226,573	\$195,029
Expense SqFt	\$6.80	\$13.48	\$8.35	\$9.27
Net Operating Income	\$198,891	\$312,194	\$298,688	\$214,018
Full Market Value	\$1,425,999	\$2,340,000	\$2,142,000	\$1,529,000
Market Value per SqFt	\$90.60	\$120.93	\$78.91	\$72.67
Distance from Condominium in miles		0.92	0.82	1.20

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00964-7501	3-02119-0010	3-01959-0027	3-00171-0049
Condominium Section	1255-R1			
Address	28 GARFIELD PLACE	301 CUMBERLAND STREET	80 GREENE AVENUE	337 STATE STREET
Neighborhood	PARK SLOPE	FORT GREENE	FORT GREENE	DOWNTOWN-FULTON MALL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	8	40	97	60
Year Built	2004	1928	1982	1930
Gross SqFt	13,361	19,350	71,470	39,770
Estimated Gross Income	\$380,254	\$572,963	\$2,033,930	\$875,152
Gross Income per SqFt	\$28.46	\$29.61	\$28.46	\$22.01
Estimated Expense	\$174,094	\$260,769	\$931,596	\$261,107
Expense SqFt	\$13.03	\$13.48	\$13.03	\$6.57
Net Operating Income	\$206,160	\$312,194	\$1,102,334	\$614,045
Full Market Value	\$1,488,998	\$2,340,000	\$7,926,000	\$4,497,000
Market Value per SqFt	\$111.44	\$120.93	\$110.90	\$113.08
Distance from Condominium in miles		1.01	1.04	0.93

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00964-7502	3-00451-0025	3-01065-0027	3-01079-0040
Condominium Section	2427-R1			
Address	255 1 STREET	344 CARROLL STREET	862 UNION STREET	70 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	GOWANUS	PARK SLOPE	PARK SLOPE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	101	49	30
Year Built	2008	1985	1920	1920
Gross SqFt	40,038	72,552	35,310	36,636
Estimated Gross Income	\$799,158	\$1,601,357	\$704,826	\$603,351
Gross Income per SqFt	\$19.96	\$22.07	\$19.96	\$16.47
Estimated Expense	\$336,720	\$645,639	\$327,122	\$261,998
Expense SqFt	\$8.41	\$8.90	\$9.26	\$7.15
Net Operating Income	\$462,438	\$955,718	\$377,704	\$341,353
Full Market Value	\$3,308,002	\$4,995,000	\$2,702,000	\$2,471,000
Market Value per SqFt	\$82.62	\$68.85	\$76.52	\$67.45
Distance from Condominium in miles		0.52	0.47	0.60

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00966-7501	3-00965-0032	3-00965-0071	
Condominium Section	0083-R1			
Address	190 GARFIELD PLACE	118 GARFIELD PLACE	325 1 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	40	39	32	
Year Built	1930	1925	1920	
Gross SqFt	36,669	27,024	23,800	
Estimated Gross Income	\$752,081	\$554,196	\$557,449	
Gross Income per SqFt	\$20.51	\$20.51	\$23.42	
Estimated Expense	\$308,353	\$249,059	\$205,480	
Expense SqFt	\$8.41	\$9.22	\$8.63	
Net Operating Income	\$443,728	\$305,137	\$351,969	
Full Market Value	\$3,168,001	\$2,068,000	\$2,567,000	
Market Value per SqFt	\$86.39	\$76.52	\$107.86	
Distance from Condominium in miles		0.15	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00969-7503	3-00899-0022	3-00171-0049	3-01959-0027
Condominium Section	2149-R1			
Address	309 2 STREET	266 22 STREET	337 STATE STREET	80 GREENE AVENUE
Neighborhood	PARK SLOPE	SUNSET PARK	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	22	60	97
Year Built	2008	2002	1930	1982
Gross SqFt	23,222	21,173	39,770	71,470
Estimated Gross Income	\$511,116	\$337,498	\$875,152	\$2,033,930
Gross Income per SqFt	\$22.01	\$15.94	\$22.01	\$28.46
Estimated Expense	\$178,891	\$182,511	\$261,107	\$931,596
Expense SqFt	\$7.70	\$8.62	\$6.57	\$13.03
Net Operating Income	\$332,225	\$154,987	\$614,045	\$1,102,334
Full Market Value	\$2,432,999	\$3,242,000	\$4,497,000	\$7,926,000
Market Value per SqFt	\$104.77	\$153.12	\$113.08	\$110.90
Distance from Condominium in miles		1.11	0.97	1.09

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00974-7501	3-02108-0021	3-00171-0049	3-00268-0039
Condominium Section	0847-R1			
Address	330 2 STREET	25 LAFAYETTE AVENUE	337 STATE STREET	54 LIVINGSTON STREET
Neighborhood	PARK SLOPE	FORT GREENE	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	36	35	60	32
Year Built		1900	1930	1900
Gross SqFt	48,738	27,144	39,770	21,040
Estimated Gross Income	\$947,467	\$525,261	\$875,152	\$409,047
Gross Income per SqFt	\$19.44	\$19.35	\$22.01	\$19.44
Estimated Expense	\$331,613	\$226,573	\$261,107	\$195,029
Expense SqFt	\$6.80	\$8.35	\$6.57	\$9.27
Net Operating Income	\$615,854	\$298,688	\$614,045	\$214,018
Full Market Value	\$4,415,002	\$2,142,000	\$4,497,000	\$1,529,000
Market Value per SqFt	\$90.59	\$78.91	\$113.08	\$72.67
Distance from Condominium in miles		1.00	1.01	1.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00974-7502	3-00964-0008	3-00965-0032	3-00975-0017
Condominium Section	1213-R1			
Address	306 2 STREET	265 4 AVENUE	118 GARFIELD PLACE	390 2 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	46	14	39	16
Year Built	2004	1930	1925	1920
Gross SqFt	94,982	13,007	27,024	16,752
Estimated Gross Income	\$1,688,780	\$279,901	\$554,196	\$280,629
Gross Income per SqFt	\$17.78	\$21.52	\$20.51	\$16.75
Estimated Expense	\$711,415	\$96,838	\$249,059	\$100,526
Expense SqFt	\$7.49	\$7.45	\$9.22	\$6.00
Net Operating Income	\$977,365	\$183,063	\$305,137	\$180,103
Full Market Value	\$7,047,000	\$1,276,000	\$2,068,000	\$1,303,000
Market Value per SqFt	\$74.19	\$98.10	\$76.52	\$77.78
Distance from Condominium in miles		0.10	0.18	0.15

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00974-7503	3-00171-0049	3-00268-0039	3-00263-0044
Condominium Section	1288-R1			
Address	354 2 STREET	337 STATE STREET	54 LIVINGSTON STREET	18 SIDNEY PLACE
Neighborhood	PARK SLOPE	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	60	32	18
Year Built	2004	1930	1900	1900
Gross SqFt	30,802	39,770	21,040	9,875
Estimated Gross Income	\$677,952	\$875,152	\$409,047	\$309,659
Gross Income per SqFt	\$22.01	\$22.01	\$19.44	\$31.36
Estimated Expense	\$202,369	\$261,107	\$195,029	\$112,744
Expense SqFt	\$6.57	\$6.57	\$9.27	\$11.42
Net Operating Income	\$475,583	\$614,045	\$214,018	\$196,915
Full Market Value	\$3,483,001	\$4,497,000	\$1,529,000	\$1,470,000
Market Value per SqFt	\$113.08	\$113.08	\$72.67	\$148.86
Distance from Condominium in miles		1.01	1.31	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00974-7504	3-01065-0027	3-01081-0043	3-00928-0013
Condominium Section	2058-R1			
Address	302 2 STREET	862 UNION STREET	78 PROSPECT PARK WEST	564 PACIFIC STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	49	41	45
Year Built		1920	1920	1920
Gross SqFt	54,122	35,310	41,113	35,700
Estimated Gross Income	\$1,161,458	\$704,826	\$903,286	\$816,178
Gross Income per SqFt	\$21.46	\$19.96	\$21.97	\$22.86
Estimated Expense	\$406,510	\$327,122	\$317,950	\$475,004
Expense SqFt	\$7.51	\$9.26	\$7.73	\$13.31
Net Operating Income	\$754,948	\$377,704	\$585,336	\$341,174
Full Market Value	\$5,536,000	\$2,702,000	\$4,287,000	\$2,332,000
Market Value per SqFt	\$102.29	\$76.52	\$104.27	\$65.32
Distance from Condominium in miles		0.51	0.59	0.72

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00981-7501	3-01109-0001	3-01081-0043	
Condominium Section	2027-R1			
Address	343 4 AVENUE	1601 8 AVENUE	78 PROSPECT PARK WEST	
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	113	201	41	
Year Built	2006	1980	1920	
Gross SqFt	115,310	147,170	41,113	
Estimated Gross Income	\$2,474,700	\$3,101,731	\$903,286	
Gross Income per SqFt	\$21.46	\$21.08	\$21.97	
Estimated Expense	\$866,145	\$1,344,099	\$317,950	
Expense SqFt	\$7.51	\$9.13	\$7.73	
Net Operating Income	\$1,608,555	\$1,757,632	\$585,336	
Full Market Value	\$12,073,993	\$9,615,000	\$4,287,000	
Market Value per SqFt	\$104.71	\$65.33	\$104.27	
Distance from Condominium in miles		0.86	0.63	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00983-7501	3-00999-0030	3-01097-0067	
Condominium Section	0644-R1			
Address	443 4 STREET	374 7 STREET	493 12 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	2	14	16	
Year Built		1925	1920	
Gross SqFt	2,050	4,800	6,944	
Estimated Gross Income	\$72,058	\$195,503	\$252,841	
Gross Income per SqFt	\$35.15	\$40.73	\$36.41	
Estimated Expense	\$29,930	\$61,990	\$72,779	
Expense SqFt	\$14.60	\$12.91	\$10.48	
Net Operating Income	\$42,128	\$133,513	\$180,062	
Full Market Value	\$312,000	\$1,009,000	\$1,327,000	
Market Value per SqFt	\$152.20	\$210.21	\$191.10	
Distance from Condominium in miles		0.24	0.49	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00992-7501	3-00407-0026	3-00451-0025	
Condominium Section	2383-R1			
Address	251 7 STREET	126 4 AVENUE	344 CARROLL STREET	
Neighborhood	GOWANUS	GOWANUS	GOWANUS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	60	56	101	
Year Built	2009	2006	1985	
Gross SqFt	51,102	62,292	72,552	
Estimated Gross Income	\$1,061,900	\$1,805,674	\$1,601,357	
Gross Income per SqFt	\$20.78	\$28.99	\$22.07	
Estimated Expense	\$371,665	\$321,025	\$645,639	
Expense SqFt	\$7.27	\$5.15	\$8.90	
Net Operating Income	\$690,235	\$1,484,649	\$955,718	
Full Market Value	\$5,180,998	\$5,220,000	\$4,995,000	
Market Value per SqFt	\$101.39	\$83.80	\$68.85	
Distance from Condominium in miles		0.66	0.47	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00998-7503	3-01006-0020	3-01004-0017	3-00993-0029
Condominium Section	1553-R1			
Address	267 8 STREET	374 8 STREET	236 8 STREET	318 6 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	8	20
Year Built	2004	1905	1931	1923
Gross SqFt	21,599	10,580	6,500	15,000
Estimated Gross Income	\$452,499	\$261,936	\$123,500	\$314,180
Gross Income per SqFt	\$20.95	\$24.76	\$19.00	\$20.95
Estimated Expense	\$167,824	\$78,156	\$55,048	\$116,517
Expense SqFt	\$7.77	\$7.39	\$8.47	\$7.77
Net Operating Income	\$284,675	\$183,780	\$68,452	\$197,663
Full Market Value	\$2,089,998	\$1,336,000	\$1,066,000	\$1,451,000
Market Value per SqFt	\$96.76	\$126.28	\$164.00	\$96.73
Distance from Condominium in miles		0.30	0.05	0.05

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01005-7501	3-00993-0029	3-01058-0042	
Condominium Section	0300-R1			
Address	300 8 STREET	318 6 STREET	229 ST JOHN'S PLACE	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	19	20	19	
Year Built	1914	1923	1910	
Gross SqFt	15,637	15,000	14,205	
Estimated Gross Income	\$319,777	\$314,180	\$283,470	
Gross Income per SqFt	\$20.45	\$20.95	\$19.96	
Estimated Expense	\$189,677	\$116,517	\$121,900	
Expense SqFt	\$12.13	\$7.77	\$8.58	
Net Operating Income	\$130,100	\$197,663	\$161,570	
Full Market Value	\$868,998	\$1,451,000	\$1,156,000	
Market Value per SqFt	\$55.57	\$96.73	\$81.38	
Distance from Condominium in miles		0.18	0.81	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01005-7502	3-01081-0043	3-01091-0040	3-01065-0027
Condominium Section	0599-R1			
Address	357 9 STREET	78 PROSPECT PARK WEST	136 PROSPECT PARK WEST	862 UNION STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	41	18	49
Year Built	1920	1920	1931	1920
Gross SqFt	37,880	41,113	20,562	35,310
Estimated Gross Income	\$812,905	\$903,286	\$452,879	\$704,826
Gross Income per SqFt	\$21.46	\$21.97	\$22.03	\$19.96
Estimated Expense	\$333,291	\$317,950	\$231,229	\$327,122
Expense SqFt	\$8.80	\$7.73	\$11.25	\$9.26
Net Operating Income	\$479,614	\$585,336	\$221,650	\$377,704
Full Market Value	\$3,517,000	\$4,287,000	\$1,623,000	\$2,702,000
Market Value per SqFt	\$92.85	\$104.27	\$78.93	\$76.52
Distance from Condominium in miles		0.50	0.44	0.64

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01023-7501	3-01048-0012	3-01041-0069	3-01028-0056
Condominium Section	0405-R1			
Address	340 11 STREET	226 15 STREET	161 15 STREET	243 13 STREET
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D9-ELEVATOR	C1-WALK-UP
Total Units	12	22	21	25
Year Built	1991	2008	2008	1914
Gross SqFt	21,200	27,000	24,375	18,000
Estimated Gross Income	\$472,336	\$601,560	\$471,656	\$427,898
Gross Income per SqFt	\$22.28	\$22.28	\$19.35	\$23.77
Estimated Expense	\$197,011	\$301,320	\$203,531	\$140,023
Expense SqFt	\$9.29	\$11.16	\$8.35	\$7.78
Net Operating Income	\$275,325	\$300,240	\$268,125	\$287,875
Full Market Value	\$2,016,000	\$989,000	\$2,497,000	\$2,097,000
Market Value per SqFt	\$95.09	\$36.63	\$102.44	\$116.50
Distance from Condominium in miles		0.20	0.21	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01035-7502	3-01023-0069	3-01041-0011	
Condominium Section	1988-R1			
Address	515 5 AVENUE	307 12 STREET	204 14 STREET	
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	15	25	20	
Year Built		1912	1915	
Gross SqFt	17,208	17,370	15,140	
Estimated Gross Income	\$356,722	\$345,457	\$326,592	
Gross Income per SqFt	\$20.73	\$19.89	\$21.57	
Estimated Expense	\$167,434	\$201,461	\$119,104	
Expense SqFt	\$9.73	\$11.60	\$7.87	
Net Operating Income	\$189,288	\$143,996	\$207,488	
Full Market Value	\$1,357,001	\$981,000	\$1,521,000	
Market Value per SqFt	\$78.86	\$56.48	\$100.46	
Distance from Condominium in miles		0.10	0.16	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01040-7501	3-00899-0022	3-00268-0039	3-00263-0044
Condominium Section	1664-R1			
Address	105 15 STREET	266 22 STREET	54 LIVINGSTON STREET	18 SIDNEY PLACE
Neighborhood	GOWANUS	SUNSET PARK	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	7	22	32	18
Year Built	2005	2002	1900	1900
Gross SqFt	6,570	21,173	21,040	9,875
Estimated Gross Income	\$127,721	\$337,498	\$409,047	\$309,659
Gross Income per SqFt	\$19.44	\$15.94	\$19.44	\$31.36
Estimated Expense	\$60,904	\$182,511	\$195,029	\$112,744
Expense SqFt	\$9.27	\$8.62	\$9.27	\$11.42
Net Operating Income	\$66,817	\$154,987	\$214,018	\$196,915
Full Market Value	\$480,000	\$3,242,000	\$1,529,000	\$1,470,000
Market Value per SqFt	\$73.06	\$153.12	\$72.67	\$148.86
Distance from Condominium in miles		0.54	1.65	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01041-7501	3-01028-0056	3-01029-0015	
Condominium Section	1052-R1			
Address	544 5 AVENUE	243 13 STREET	300 12 STREET	
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	18	25	20	
Year Built	1925	1914	1925	
Gross SqFt	19,844	18,000	14,284	
Estimated Gross Income	\$493,322	\$427,898	\$446,758	
Gross Income per SqFt	\$24.86	\$23.77	\$31.28	
Estimated Expense	\$202,607	\$140,023	\$198,211	
Expense SqFt	\$10.21	\$7.78	\$13.88	
Net Operating Income	\$290,715	\$287,875	\$248,547	
Full Market Value	\$2,118,002	\$2,097,000	\$1,856,000	
Market Value per SqFt	\$106.73	\$116.50	\$129.94	
Distance from Condominium in miles		0.10	0.18	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01042-7501	3-01959-0027	3-05079-0019	3-02108-0021
Condominium Section	1492-R1			
Address	231 15 STREET	80 GREENE AVENUE	142 ST PAUL'S PLACE	25 LAFAYETTE AVENUE
Neighborhood	PARK SLOPE SOUTH	FORT GREENE	FLATBUSH-CENTRAL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	97	16	35
Year Built	1931	1982	1912	1900
Gross SqFt	22,618	71,470	16,080	27,144
Estimated Gross Income	\$497,822	\$2,033,930	\$429,829	\$525,261
Gross Income per SqFt	\$22.01	\$28.46	\$26.73	\$19.35
Estimated Expense	\$213,966	\$931,596	\$204,184	\$226,573
Expense SqFt	\$9.46	\$13.03	\$12.70	\$8.35
Net Operating Income	\$283,856	\$1,102,334	\$225,645	\$298,688
Full Market Value	\$2,079,000	\$7,926,000	\$1,631,000	\$2,142,000
Market Value per SqFt	\$91.92	\$110.90	\$101.43	\$78.91
Distance from Condominium in miles		1.70	1.67	1.61

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01042-7501	3-01959-0027	3-05079-0019	3-02108-0021
Condominium Section	1492-R2			
Address	231 15 STREET	80 GREENE AVENUE	142 ST PAUL'S PLACE	25 LAFAYETTE AVENUE
Neighborhood	PARK SLOPE SOUTH	FORT GREENE	FLATBUSH-CENTRAL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	8	97	16	35
Year Built	1931	1982	1912	1900
Gross SqFt	8,416	71,470	16,080	27,144
Estimated Gross Income	\$185,236	\$2,033,930	\$429,829	\$525,261
Gross Income per SqFt	\$22.01	\$28.46	\$26.73	\$19.35
Estimated Expense	\$79,615	\$931,596	\$204,184	\$226,573
Expense SqFt	\$9.46	\$13.03	\$12.70	\$8.35
Net Operating Income	\$105,621	\$1,102,334	\$225,645	\$298,688
Full Market Value	\$776,001	\$7,926,000	\$1,631,000	\$2,142,000
Market Value per SqFt	\$92.21	\$110.90	\$101.43	\$78.91
Distance from Condominium in miles		1.70	1.67	1.61

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01047-7502	3-01959-0027	3-00171-0049	3-02108-0021
Condominium Section	2445-R1			
Address	556 5 AVENUE	80 GREENE AVENUE	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	PARK SLOPE SOUTH	FORT GREENE	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	8	97	60	35
Year Built	2007	1982	1930	1900
Gross SqFt	6,625	71,470	39,770	27,144
Estimated Gross Income	\$145,816	\$2,033,930	\$875,152	\$525,261
Gross Income per SqFt	\$22.01	\$28.46	\$22.01	\$19.35
Estimated Expense	\$62,673	\$931,596	\$261,107	\$226,573
Expense SqFt	\$9.46	\$13.03	\$6.57	\$8.35
Net Operating Income	\$83,143	\$1,102,334	\$614,045	\$298,688
Full Market Value	\$611,000	\$7,926,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$92.23	\$110.90	\$113.08	\$78.91
Distance from Condominium in miles		1.77	1.57	1.63

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01048-7501	3-01043-0001	3-01028-0056	
Condominium Section	1216-R1			
Address	249 16 STREET	549 6 AVENUE	243 13 STREET	
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	25	
Year Built	2003	1931	1914	
Gross SqFt	19,350	10,508	18,000	
Estimated Gross Income	\$411,575	\$255,501	\$427,898	
Gross Income per SqFt	\$21.27	\$24.31	\$23.77	
Estimated Expense	\$164,630	\$105,359	\$140,023	
Expense SqFt	\$8.51	\$10.03	\$7.78	
Net Operating Income	\$246,945	\$150,142	\$287,875	
Full Market Value	\$1,812,000	\$1,092,000	\$2,097,000	
Market Value per SqFt	\$93.64	\$103.92	\$116.50	
Distance from Condominium in miles		0.15	0.21	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01049-7501	3-00899-0022	3-05079-0019	3-00171-0049
Condominium Section	2241-R1			
Address	315 16 STREET	266 22 STREET	142 ST PAUL'S PLACE	337 STATE STREET
Neighborhood	PARK SLOPE SOUTH	SUNSET PARK	FLATBUSH-CENTRAL	DOWNTOWN-FULTON MALL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	22	16	60
Year Built	2008	2002	1912	1930
Gross SqFt	25,216	21,173	16,080	39,770
Estimated Gross Income	\$555,004	\$337,498	\$429,829	\$875,152
Gross Income per SqFt	\$22.01	\$15.94	\$26.73	\$22.01
Estimated Expense	\$194,251	\$182,511	\$204,184	\$261,107
Expense SqFt	\$7.70	\$8.62	\$12.70	\$6.57
Net Operating Income	\$360,753	\$154,987	\$225,645	\$614,045
Full Market Value	\$2,642,003	\$3,242,000	\$1,631,000	\$4,497,000
Market Value per SqFt	\$104.77	\$153.12	\$101.43	\$113.08
Distance from Condominium in miles		0.46	1.52	1.71

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01052-7501	3-01053-0070	3-01010-0026	3-01109-0001
Condominium Section	2070-R1			
Address	162 16 STREET	287 PROSPECT AVENUE	288 9 STREET	1601 8 AVENUE
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	45	33	154	201
Year Built	2005	1998	1968	1980
Gross SqFt	54,488	32,928	165,367	147,170
Estimated Gross Income	\$1,151,331	\$1,119,861	\$2,536,863	\$3,101,731
Gross Income per SqFt	\$21.13	\$34.01	\$15.34	\$21.08
Estimated Expense	\$525,809	\$481,265	\$1,180,203	\$1,344,099
Expense SqFt	\$9.65	\$14.62	\$7.14	\$9.13
Net Operating Income	\$625,522	\$638,596	\$1,356,660	\$1,757,632
Full Market Value	\$4,590,001	\$4,738,000	\$9,313,000	\$9,615,000
Market Value per SqFt	\$84.24	\$143.89	\$56.32	\$65.33
Distance from Condominium in miles		0.15	0.35	0.58

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01053-7501	3-02108-0021	3-05079-0019	3-00171-0049
Condominium Section	1128-R1			
Address	279 PROSPECT AVENUE	25 LAFAYETTE AVENUE	142 ST PAUL'S PLACE	337 STATE STREET
Neighborhood	PARK SLOPE SOUTH	FORT GREENE	FLATBUSH-CENTRAL	DOWNTOWN-FULTON MALL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	35	16	60
Year Built		1900	1912	1930
Gross SqFt	27,584	27,144	16,080	39,770
Estimated Gross Income	\$607,124	\$525,261	\$429,829	\$875,152
Gross Income per SqFt	\$22.01	\$19.35	\$26.73	\$22.01
Estimated Expense	\$248,921	\$226,573	\$204,184	\$261,107
Expense SqFt	\$9.02	\$8.35	\$12.70	\$6.57
Net Operating Income	\$358,203	\$298,688	\$225,645	\$614,045
Full Market Value	\$2,622,999	\$2,142,000	\$1,631,000	\$4,497,000
Market Value per SqFt	\$95.09	\$78.91	\$101.43	\$113.08
Distance from Condominium in miles		1.72	1.66	1.69

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01058-7501	3-01093-0001	3-01077-0001	
Condominium Section	0090-R1			
Address	180 STERLING PLACE	911 8 AVENUE	215 8 AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	16	
Year Built	1915	1920	1920	
Gross SqFt	11,732	12,160	11,250	
Estimated Gross Income	\$253,294	\$279,048	\$272,266	
Gross Income per SqFt	\$21.59	\$22.95	\$24.20	
Estimated Expense	\$124,114	\$107,179	\$107,440	
Expense SqFt	\$10.58	\$8.81	\$9.55	
Net Operating Income	\$129,180	\$171,869	\$164,826	
Full Market Value	\$947,000	\$1,255,000	\$1,199,000	
Market Value per SqFt	\$80.72	\$103.21	\$106.58	
Distance from Condominium in miles		0.84	0.46	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01064-7501	3-02104-0008	3-01281-0027	3-02108-0021
Condominium Section	1114-R1			
Address	937 UNION STREET	299 ADELPHI STREET	1106 PRESIDENT STREET	25 LAFAYETTE AVENUE
Neighborhood	PARK SLOPE	FORT GREENE	CROWN HEIGHTS	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	22	71	16	35
Year Built	2003	1927	1915	1900
Gross SqFt	49,210	44,046	14,600	27,144
Estimated Gross Income	\$924,656	\$827,639	\$263,643	\$525,261
Gross Income per SqFt	\$18.79	\$18.79	\$18.06	\$19.35
Estimated Expense	\$352,344	\$409,988	\$135,050	\$226,573
Expense SqFt	\$7.16	\$9.31	\$9.25	\$8.35
Net Operating Income	\$572,312	\$417,651	\$128,593	\$298,688
Full Market Value	\$4,113,005	\$3,001,000	\$926,000	\$2,142,000
Market Value per SqFt	\$83.58	\$68.13	\$63.42	\$78.91
Distance from Condominium in miles		1.05	0.98	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01089-7501	3-01089-0015	3-01089-0001	3-01093-0001
Condominium Section	1597-R1			
Address	570 7 STREET	558 7 STREET	719 8 AVENUE	911 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	32	16
Year Built	1900	1905	1905	1920
Gross SqFt	10,911	10,636	31,468	12,160
Estimated Gross Income	\$264,592	\$279,349	\$762,978	\$279,048
Gross Income per SqFt	\$24.25	\$26.26	\$24.25	\$22.95
Estimated Expense	\$119,066	\$106,890	\$309,216	\$107,179
Expense SqFt	\$10.91	\$10.05	\$9.83	\$8.81
Net Operating Income	\$145,526	\$172,459	\$453,762	\$171,869
Full Market Value	\$1,058,995	\$1,248,000	\$3,301,000	\$1,255,000
Market Value per SqFt	\$97.06	\$117.34	\$104.90	\$103.21
Distance from Condominium in miles		0.00	0.00	0.10

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01093-7501	3-00945-0019	3-00965-0071	
Condominium Section	0928-R1			
Address	145 PROSPECT PARK WEST	96 STERLING PLACE	325 1 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	27	25	32	
Year Built	2002	1920	1920	
Gross SqFt	23,280	18,020	23,800	
Estimated Gross Income	\$534,509	\$532,617	\$557,449	
Gross Income per SqFt	\$22.96	\$29.56	\$23.42	
Estimated Expense	\$187,078	\$161,915	\$205,480	
Expense SqFt	\$8.04	\$8.99	\$8.63	
Net Operating Income	\$347,431	\$370,702	\$351,969	
Full Market Value	\$2,386,970	\$2,779,000	\$2,567,000	
Market Value per SqFt	\$102.53	\$154.22	\$107.86	
Distance from Condominium in miles		0.87	0.63	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01096-7501	3-01096-0034	3-01096-0029	3-01096-0035
Condominium Section	0371-R1			
Address	369 7 AVENUE	554 11 STREET	542 11 STREET	558 11 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	10	8	8	24
Year Built		1920	1920	1920
Gross SqFt	6,516	6,096	5,760	13,280
Estimated Gross Income	\$136,250	\$103,816	\$120,461	\$257,514
Gross Income per SqFt	\$20.91	\$17.03	\$20.91	\$19.39
Estimated Expense	\$61,641	\$39,630	\$39,975	\$129,377
Expense SqFt	\$9.46	\$6.50	\$6.94	\$9.74
Net Operating Income	\$74,609	\$64,186	\$80,486	\$128,137
Full Market Value	\$548,000	\$1,168,000	\$1,355,000	\$863,000
Market Value per SqFt	\$84.10	\$191.60	\$235.24	\$64.98
Distance from Condominium in miles		0.00	0.00	0.00

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01097-7501	3-01097-0034	3-01097-0031	3-01093-0001
Condominium Section	0085-R1			
Address	632 11 STREET	624 11 STREET	618 11 STREET	911 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	16	16
Year Built	1921	1920	1920	1920
Gross SqFt	13,352	14,328	14,328	12,160
Estimated Gross Income	\$334,334	\$351,745	\$358,748	\$279,048
Gross Income per SqFt	\$25.04	\$24.55	\$25.04	\$22.95
Estimated Expense	\$162,093	\$139,921	\$173,959	\$107,179
Expense SqFt	\$12.14	\$9.77	\$12.14	\$8.81
Net Operating Income	\$172,241	\$211,824	\$184,789	\$171,869
Full Market Value	\$1,250,999	\$1,540,000	\$1,221,000	\$1,255,000
Market Value per SqFt	\$93.69	\$107.48	\$85.22	\$103.21
Distance from Condominium in miles		0.00	0.00	0.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01097-7502	3-01097-0034	3-01097-0031	3-01097-0046
Condominium Section	0722-R1			
Address	163 PROSPECT PARK WEST	624 11 STREET	618 11 STREET	166 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	42	16	16	12
Year Built	1999	1920	1920	1920
Gross SqFt	27,200	14,328	14,328	12,996
Estimated Gross Income	\$667,760	\$351,745	\$358,748	\$145,295
Gross Income per SqFt	\$24.55	\$24.55	\$25.04	\$11.18
Estimated Expense	\$287,137	\$139,921	\$173,959	\$66,379
Expense SqFt	\$10.56	\$9.77	\$12.14	\$5.11
Net Operating Income	\$380,623	\$211,824	\$184,789	\$78,916
Full Market Value	\$2,766,997	\$1,540,000	\$1,221,000	\$475,000
Market Value per SqFt	\$101.73	\$107.48	\$85.22	\$36.55
Distance from Condominium in miles		0.00	0.00	0.00

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01098-7509	3-01081-0043	3-01078-0016	
Condominium Section	0752-R1			
Address	438 12 STREET	78 PROSPECT PARK WEST	530 2 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	34	41	47	
Year Built	1920	1920	1920	
Gross SqFt	56,518	41,113	39,261	
Estimated Gross Income	\$936,503	\$903,286	\$653,750	
Gross Income per SqFt	\$16.57	\$21.97	\$16.65	
Estimated Expense	\$421,426	\$317,950	\$364,847	
Expense SqFt	\$7.46	\$7.73	\$9.29	
Net Operating Income	\$515,077	\$585,336	\$288,903	
Full Market Value	\$3,692,997	\$4,287,000	\$2,091,000	
Market Value per SqFt	\$65.34	\$104.27	\$53.26	
Distance from Condominium in miles		0.46	0.49	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01098-7510	3-01042-0059	3-01148-0001	3-05079-0021
Condominium Section	0843-R1			
Address	444 12 STREET	257 15 STREET	597 GRAND AVENUE	148 ST PAUL'S PLACE
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	CROWN HEIGHTS	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	37	24	52	16
Year Built	1920	2002	1900	1912
Gross SqFt	58,100	21,056	56,377	16,080
Estimated Gross Income	\$858,718	\$311,116	\$839,187	\$256,395
Gross Income per SqFt	\$14.78	\$14.78	\$14.89	\$15.94
Estimated Expense	\$492,688	\$178,463	\$256,381	\$138,530
Expense SqFt	\$8.48	\$8.48	\$4.55	\$8.62
Net Operating Income	\$366,030	\$132,653	\$582,806	\$117,865
Full Market Value	\$2,525,003	\$915,000	\$3,014,000	\$804,000
Market Value per SqFt	\$43.46	\$43.46	\$53.46	\$50.00
Distance from Condominium in miles		0.31	1.44	1.39

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01100-7501	3-01100-0001	3-01100-0007	3-01096-0034
Condominium Section	1718-R1			
Address	425 14 STREET	419 7 AVENUE	411 7 AVENUE	554 11 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	29	11	10	8
Year Built	1910	1920	1920	1920
Gross SqFt	23,868	7,120	6,388	6,096
Estimated Gross Income	\$472,825	\$318,789	\$126,537	\$103,816
Gross Income per SqFt	\$19.81	\$44.77	\$19.81	\$17.03
Estimated Expense	\$165,489	\$151,712	\$51,556	\$39,630
Expense SqFt	\$6.93	\$21.31	\$8.07	\$6.50
Net Operating Income	\$307,336	\$167,077	\$74,981	\$64,186
Full Market Value	\$2,198,990	\$1,258,000	\$1,424,000	\$1,168,000
Market Value per SqFt	\$92.13	\$176.69	\$222.92	\$191.60
Distance from Condominium in miles		0.00	0.00	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01102-7503	3-02119-0010	3-01959-0027	3-00193-0050
Condominium Section	0137-R1			
Address	427 7 AVENUE	301 CUMBERLAND STREET	80 GREENE AVENUE	129 BOERUM PLACE
Neighborhood	PARK SLOPE	FORT GREENE	FORT GREENE	BOERUM HILL
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	1	40	97	46
Year Built	1931	1928	1982	1999
Gross SqFt	4,500	19,350	71,470	42,000
Estimated Gross Income	\$133,245	\$572,963	\$2,033,930	\$1,354,357
Gross Income per SqFt	\$29.61	\$29.61	\$28.46	\$32.25
Estimated Expense	\$50,040	\$260,769	\$931,596	\$404,480
Expense SqFt	\$11.12	\$13.48	\$13.03	\$9.63
Net Operating Income	\$83,205	\$312,194	\$1,102,334	\$949,877
Full Market Value	\$625,000	\$2,340,000	\$7,926,000	\$7,072,000
Market Value per SqFt	\$138.89	\$120.93	\$110.90	\$168.38
Distance from Condominium in miles		1.74	1.71	1.73

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01102-7505	3-01091-0040		
Condominium Section	1109-R1			
Address	392 14 STREET	136 PROSPECT PARK WEST		
Neighborhood	PARK SLOPE	PARK SLOPE		
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR		
Total Units	24	18		
Year Built	2001	1931		
Gross SqFt	13,057	20,562		
Estimated Gross Income	\$281,901	\$452,879		
Gross Income per SqFt	\$21.59	\$22.03		
Estimated Expense	\$107,122	\$231,229		
Expense SqFt	\$8.20	\$11.25		
Net Operating Income	\$174,779	\$221,650		
Full Market Value	\$1,206,002	\$1,623,000		
Market Value per SqFt	\$92.36	\$78.93		
Distance from Condominium in miles		0.33		

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01103-7501	3-01081-0001	3-01093-0001	
Condominium Section	0439-R1			
Address	1405 8 AVENUE	525 4 STREET	911 8 AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	15	14	16	
Year Built		1920	1920	
Gross SqFt	11,800	11,524	12,160	
Estimated Gross Income	\$265,500	\$295,438	\$279,048	
Gross Income per SqFt	\$22.50	\$25.64	\$22.95	
Estimated Expense	\$94,046	\$139,443	\$107,179	
Expense SqFt	\$7.97	\$12.10	\$8.81	
Net Operating Income	\$171,454	\$155,995	\$171,869	
Full Market Value	\$1,178,001	\$1,131,000	\$1,255,000	
Market Value per SqFt	\$99.83	\$98.14	\$103.21	
Distance from Condominium in miles		0.53	0.24	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01104-7503	3-01024-0082	3-01043-0001	
Condominium Section	0305-R1			
Address	441 7 AVENUE	353 12 STREET	549 6 AVENUE	
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	11	14	16	
Year Built		1920	1931	
Gross SqFt	7,770	6,720	10,508	
Estimated Gross Income	\$200,078	\$201,901	\$255,501	
Gross Income per SqFt	\$25.75	\$30.04	\$24.31	
Estimated Expense	\$90,035	\$89,450	\$105,359	
Expense SqFt	\$11.59	\$13.31	\$10.03	
Net Operating Income	\$110,043	\$112,451	\$150,142	
Full Market Value	\$793,001	\$842,000	\$1,092,000	
Market Value per SqFt	\$102.06	\$125.30	\$103.92	
Distance from Condominium in miles		0.25	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01104-7504	3-01023-0069	3-01041-0011	
Condominium Section	1229-R1			
Address	372 15 STREET	307 12 STREET	204 14 STREET	
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	30	25	20	
Year Built	2004	1912	1915	
Gross SqFt	34,417	17,370	15,140	
Estimated Gross Income	\$663,216	\$345,457	\$326,592	
Gross Income per SqFt	\$19.27	\$19.89	\$21.57	
Estimated Expense	\$232,126	\$201,461	\$119,104	
Expense SqFt	\$6.74	\$11.60	\$7.87	
Net Operating Income	\$431,090	\$143,996	\$207,488	
Full Market Value	\$3,152,998	\$981,000	\$1,521,000	
Market Value per SqFt	\$91.61	\$56.48	\$100.46	
Distance from Condominium in miles		0.35	0.44	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01104-7505	3-01028-0031	3-01105-0063	3-01043-0001
Condominium Section	1969-R1			
Address	359 16 STREET	266 12 STREET	419 16 STREET	549 6 AVENUE
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	16	16
Year Built	2006	1922	1920	1931
Gross SqFt	13,550	12,528	11,844	10,508
Estimated Gross Income	\$329,401	\$243,780	\$295,635	\$255,501
Gross Income per SqFt	\$24.31	\$19.46	\$24.96	\$24.31
Estimated Expense	\$133,061	\$101,888	\$80,062	\$105,359
Expense SqFt	\$9.82	\$8.13	\$6.76	\$10.03
Net Operating Income	\$196,340	\$141,892	\$215,573	\$150,142
Full Market Value	\$1,436,000	\$938,000	\$1,566,000	\$1,092,000
Market Value per SqFt	\$105.98	\$74.87	\$132.22	\$103.92
Distance from Condominium in miles		0.46	0.14	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01124-7501	3-01281-0025	3-01281-0027	3-01251-0001
Condominium Section	0967-R1			
Address	579 WASHINGTON AVENUE	1102 PRESIDENT STREET	1106 PRESIDENT STREET	243 KINGSTON AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	16	16	80
Year Built		1915	1915	1910
Gross SqFt	14,269	14,600	14,600	54,516
Estimated Gross Income	\$272,395	\$263,646	\$263,643	\$1,281,173
Gross Income per SqFt	\$19.09	\$18.06	\$18.06	\$23.50
Estimated Expense	\$137,410	\$128,650	\$135,050	\$890,581
Expense SqFt	\$9.63	\$8.81	\$9.25	\$16.34
Net Operating Income	\$134,985	\$134,996	\$128,593	\$390,592
Full Market Value	\$969,000	\$844,000	\$926,000	\$2,849,000
Market Value per SqFt	\$67.91	\$57.81	\$63.42	\$52.26
Distance from Condominium in miles		0.96	0.96	1.28

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01124-7502	3-01148-0001	3-01959-0027	3-01219-0024
Condominium Section	1930-R1			
Address	925 PACIFIC STREET	597 GRAND AVENUE	80 GREENE AVENUE	1058 BERGEN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	FORT GREENE	CROWN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	52	97	15
Year Built	2005	1900	1982	1931
Gross SqFt	19,789	56,377	71,470	10,848
Estimated Gross Income	\$354,223	\$839,187	\$2,033,930	\$250,372
Gross Income per SqFt	\$17.90	\$14.89	\$28.46	\$23.08
Estimated Expense	\$170,383	\$256,381	\$931,596	\$106,853
Expense SqFt	\$8.61	\$4.55	\$13.03	\$9.85
Net Operating Income	\$183,840	\$582,806	\$1,102,334	\$143,519
Full Market Value	\$1,324,999	\$3,014,000	\$7,926,000	\$1,048,000
Market Value per SqFt	\$66.96	\$53.46	\$110.90	\$96.61
Distance from Condominium in miles		0.23	0.46	0.69

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01124-7503	3-01959-0027	3-01219-0024	3-02104-0008
Condominium Section	2060-R1			
Address	935 PACIFIC STREET	80 GREENE AVENUE	1058 BERGEN STREET	299 ADELPHI STREET
Neighborhood	CROWN HEIGHTS	FORT GREENE	CROWN HEIGHTS	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	97	15	71
Year Built	2008	1982	1931	1927
Gross SqFt	10,313	71,470	10,848	44,046
Estimated Gross Income	\$193,781	\$2,033,930	\$250,372	\$827,639
Gross Income per SqFt	\$18.79	\$28.46	\$23.08	\$18.79
Estimated Expense	\$73,841	\$931,596	\$106,853	\$409,988
Expense SqFt	\$7.16	\$13.03	\$9.85	\$9.31
Net Operating Income	\$119,940	\$1,102,334	\$143,519	\$417,651
Full Market Value	\$864,000	\$7,926,000	\$1,048,000	\$3,001,000
Market Value per SqFt	\$83.78	\$110.90	\$96.61	\$68.13
Distance from Condominium in miles		0.46	0.69	0.69

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01124-7504	3-01959-0027	3-01219-0024	3-02104-0008
Condominium Section	2163-R1			
Address	957 PACIFIC STREET	80 GREENE AVENUE	1058 BERGEN STREET	299 ADELPHI STREET
Neighborhood	CROWN HEIGHTS	FORT GREENE	CROWN HEIGHTS	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	97	15	71
Year Built	2006	1982	1931	1927
Gross SqFt	27,168	71,470	10,848	44,046
Estimated Gross Income	\$510,487	\$2,033,930	\$250,372	\$827,639
Gross Income per SqFt	\$18.79	\$28.46	\$23.08	\$18.79
Estimated Expense	\$235,275	\$931,596	\$106,853	\$409,988
Expense SqFt	\$8.66	\$13.03	\$9.85	\$9.31
Net Operating Income	\$275,212	\$1,102,334	\$143,519	\$417,651
Full Market Value	\$1,982,006	\$7,926,000	\$1,048,000	\$3,001,000
Market Value per SqFt	\$72.95	\$110.90	\$96.61	\$68.13
Distance from Condominium in miles		0.46	0.69	0.69

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01128-7501	3-01158-0023	3-01976-0016	3-01164-0064
Condominium Section	0922-R1			
Address	700 PACIFIC STREET	186 PROSPECT PLACE	484 CLINTON AVENUE	215 STERLING PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CLINTON HILL	PROSPECT HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	36	20	82
Year Built	2002	1931	1931	1937
Gross SqFt	230,680	33,960	17,000	92,902
Estimated Gross Income	\$2,645,900	\$389,525	\$192,495	\$1,456,913
Gross Income per SqFt	\$11.47	\$11.47	\$11.32	\$15.68
Estimated Expense	\$1,137,738	\$219,733	\$112,276	\$622,975
Expense SqFt	\$4.93	\$6.47	\$6.60	\$6.71
Net Operating Income	\$1,508,162	\$169,792	\$80,219	\$833,938
Full Market Value	\$8,447,860	\$1,061,000	\$516,000	\$5,357,000
Market Value per SqFt	\$36.62	\$31.24	\$30.35	\$57.66
Distance from Condominium in miles		0.29	0.31	0.35

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01131-7501	3-01979-0015	3-01164-0035	
Condominium Section	1656-R1			
Address	35 UNDERHILL AVENUE	475 WASHINGTON AVENUE	210 PARK PLACE	
Neighborhood	PROSPECT HEIGHTS	CLINTON HILL	PROSPECT HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	39	47	20	
Year Built	2005	1931	1915	
Gross SqFt	72,356	63,450	11,250	
Estimated Gross Income	\$1,455,803	\$1,229,434	\$234,600	
Gross Income per SqFt	\$20.12	\$19.38	\$20.85	
Estimated Expense	\$597,661	\$534,037	\$102,867	
Expense SqFt	\$8.26	\$8.42	\$9.14	
Net Operating Income	\$858,142	\$695,397	\$131,733	
Full Market Value	\$6,134,999	\$4,986,000	\$967,000	
Market Value per SqFt	\$84.79	\$78.58	\$85.96	
Distance from Condominium in miles		0.26	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01137-7501	3-01153-0010	3-01158-0037	3-01160-0032
Condominium Section	1321-R1			
Address	618 DEAN STREET	93 UNDERHILL AVENUE	214 PROSPECT PLACE	382 PROSPECT PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	35	20	24
Year Built	1930	1930	1931	1931
Gross SqFt	33,120	32,835	34,896	17,116
Estimated Gross Income	\$573,638	\$568,859	\$539,614	\$395,799
Gross Income per SqFt	\$17.32	\$17.32	\$15.46	\$23.12
Estimated Expense	\$257,674	\$255,551	\$255,728	\$147,144
Expense SqFt	\$7.78	\$7.78	\$7.33	\$8.60
Net Operating Income	\$315,964	\$313,308	\$283,886	\$248,655
Full Market Value	\$2,281,001	\$2,262,000	\$1,946,000	\$1,815,000
Market Value per SqFt	\$68.87	\$68.89	\$55.77	\$106.04
Distance from Condominium in miles		0.33	0.18	0.37

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01154-7501	3-01174-0021	3-01391-0061	3-01374-0001
Condominium Section	1660-R1			
Address	364 ST MARK'S AVENUE	494 STERLING PLACE	1159 EASTERN PARKWAY	215 ROCHESTER AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	18	13	16	20
Year Built	2005	2006	1915	1917
Gross SqFt	17,209	20,000	15,800	18,124
Estimated Gross Income	\$345,385	\$358,000	\$317,047	\$654,692
Gross Income per SqFt	\$20.07	\$17.90	\$20.07	\$36.12
Estimated Expense	\$138,154	\$198,600	\$145,973	\$345,141
Expense SqFt	\$8.03	\$9.93	\$9.24	\$19.04
Net Operating Income	\$207,231	\$159,400	\$171,074	\$309,551
Full Market Value	\$1,487,999	\$323,000	\$1,223,000	\$570,000
Market Value per SqFt	\$86.47	\$16.15	\$77.41	\$31.45
Distance from Condominium in miles		0.22	1.83	1.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01164-7502	3-01164-0082	3-01158-0016	
Condominium Section	1161-R1			
Address	222 PARK PLACE	191 STERLING PLACE	170 PROSPECT PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	14	24	16	
Year Built		1910	1931	
Gross SqFt	24,639	15,528	16,124	
Estimated Gross Income	\$679,297	\$440,258	\$431,800	
Gross Income per SqFt	\$27.57	\$28.35	\$26.78	
Estimated Expense	\$251,318	\$154,471	\$179,517	
Expense SqFt	\$10.20	\$9.95	\$11.13	
Net Operating Income	\$427,979	\$285,787	\$252,283	
Full Market Value	\$2,550,999	\$2,055,000	\$1,824,000	
Market Value per SqFt	\$103.54	\$132.34	\$113.12	
Distance from Condominium in miles		0.00	0.06	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01171-7502	3-01164-0082	3-01173-0043	
Condominium Section	1500-R1			
Address	34 BUTLER PLACE	191 STERLING PLACE	442 STERLING PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	48	24	20	
Year Built	2005	1910	1911	
Gross SqFt	32,139	15,528	16,984	
Estimated Gross Income	\$810,546	\$440,258	\$375,091	
Gross Income per SqFt	\$25.22	\$28.35	\$22.08	
Estimated Expense	\$348,387	\$154,471	\$185,959	
Expense SqFt	\$10.84	\$9.95	\$10.95	
Net Operating Income	\$462,159	\$285,787	\$189,132	
Full Market Value	\$3,353,992	\$2,055,000	\$1,385,000	
Market Value per SqFt	\$104.36	\$132.34	\$81.55	
Distance from Condominium in miles		0.21	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01173-7501	3-01173-0076	3-01165-0054	
Condominium Section	0245-R1			
Address	806 WASHINGTON AVENUE	383 ST JOHN'S PLACE	166 UNDERHILL AVENUE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	14	16	16	
Year Built	1910	1912	1901	
Gross SqFt	8,392	14,996	8,496	
Estimated Gross Income	\$194,191	\$360,283	\$188,916	
Gross Income per SqFt	\$23.14	\$24.03	\$22.24	
Estimated Expense	\$77,626	\$152,070	\$107,529	
Expense SqFt	\$9.25	\$10.14	\$12.66	
Net Operating Income	\$116,565	\$208,213	\$81,387	
Full Market Value	\$849,000	\$1,516,000	\$503,000	
Market Value per SqFt	\$101.17	\$101.09	\$59.20	
Distance from Condominium in miles		0.00	0.19	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01252-7501	3-01245-0041	3-01281-0007	
Condominium Section	1619-R1			
Address	1520 BEDFORD AVENUE	1486 BEDFORD AVENUE	1593 BEDFORD AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	11	16	16	
Year Built	1931	1910	1905	
Gross SqFt	8,620	9,192	13,200	
Estimated Gross Income	\$189,726	\$202,357	\$238,428	
Gross Income per SqFt	\$22.01	\$22.01	\$18.06	
Estimated Expense	\$75,856	\$92,438	\$110,227	
Expense SqFt	\$8.80	\$10.06	\$8.35	
Net Operating Income	\$113,870	\$109,919	\$128,201	
Full Market Value	\$834,002	\$805,000	\$923,000	
Market Value per SqFt	\$96.75	\$87.58	\$69.92	
Distance from Condominium in miles		0.08	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01276-7501	3-01816-0001	3-05079-0021	3-01148-0001
Condominium Section	0287-R1			
Address	1229 PRESIDENT STREET	588 GATES AVENUE	148 ST PAUL'S PLACE	597 GRAND AVENUE
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	FLATBUSH-CENTRAL	CROWN HEIGHTS
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	150	16	52
Year Built	1987	1973	1912	1900
Gross SqFt	22,128	117,570	16,080	56,377
Estimated Gross Income	\$341,214	\$1,896,312	\$256,395	\$839,187
Gross Income per SqFt	\$15.42	\$16.13	\$15.94	\$14.89
Estimated Expense	\$169,058	\$935,324	\$138,530	\$256,381
Expense SqFt	\$7.64	\$7.96	\$8.62	\$4.55
Net Operating Income	\$172,156	\$960,988	\$117,865	\$582,806
Full Market Value	\$1,181,001	\$5,910,000	\$804,000	\$3,014,000
Market Value per SqFt	\$53.37	\$50.27	\$50.00	\$53.46
Distance from Condominium in miles		1.36	1.43	0.87

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01283-7501	3-01868-9028	3-01850-0028	3-04868-0019
Condominium Section	0246-R1			
Address	346 NEW YORK AVENUE	254 HERKIMER STREET	944 MARCY AVENUE	264 LINDEN BOULEVARD
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	BEDFORD STUYVESANT	FLATBUSH-EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	22	139	24	16
Year Built	1920	1972	1925	1931
Gross SqFt	19,525	175,628	20,250	16,800
Estimated Gross Income	\$259,683	\$2,428,238	\$269,325	\$172,536
Gross Income per SqFt	\$13.30	\$13.83	\$13.30	\$10.27
Estimated Expense	\$135,504	\$1,245,143	\$142,763	\$108,696
Expense SqFt	\$6.94	\$7.09	\$7.05	\$6.47
Net Operating Income	\$124,179	\$1,183,095	\$126,562	\$63,840
Full Market Value	\$824,001	\$7,305,000	\$840,000	\$398,000
Market Value per SqFt	\$42.20	\$41.59	\$41.48	\$23.69
Distance from Condominium in miles		0.81	0.92	1.06

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01285-7501	3-01412-0031	3-01280-0066	3-01412-0025
Condominium Section	0056-R1			
Address	1365 CARROLL STREET	1520 CARROLL STREET	969 CARROLL STREET	1510 CARROLL STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	39	46	39
Year Built	1930	1924	1924	1924
Gross SqFt	27,429	31,100	35,824	31,100
Estimated Gross Income	\$408,144	\$424,705	\$516,714	\$476,611
Gross Income per SqFt	\$14.88	\$13.66	\$14.42	\$15.33
Estimated Expense	\$217,786	\$212,375	\$253,455	\$284,577
Expense SqFt	\$7.94	\$6.83	\$7.08	\$9.15
Net Operating Income	\$190,358	\$212,330	\$263,259	\$192,034
Full Market Value	\$1,312,004	\$1,403,000	\$1,822,000	\$1,318,000
Market Value per SqFt	\$47.83	\$45.11	\$50.86	\$42.38
Distance from Condominium in miles		0.30	0.72	0.30

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01293-7501	3-01393-0066	3-01300-0044	3-01412-0001
Condominium Section	0151-R1			
Address	555 CROWN STREET	1325 EASTERN PARKWAY	424 ALBANY AVENUE	565 CROWN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	43	48	54
Year Built	1922	1924	1923	1924
Gross SqFt	40,060	40,790	40,800	52,684
Estimated Gross Income	\$498,346	\$532,080	\$507,448	\$622,621
Gross Income per SqFt	\$12.44	\$13.04	\$12.44	\$11.82
Estimated Expense	\$263,995	\$318,114	\$253,265	\$370,094
Expense SqFt	\$6.59	\$7.80	\$6.21	\$7.02
Net Operating Income	\$234,351	\$213,966	\$254,183	\$252,527
Full Market Value	\$1,482,001	\$1,425,000	\$1,507,000	\$1,613,000
Market Value per SqFt	\$36.99	\$34.94	\$36.94	\$30.62
Distance from Condominium in miles		0.92	0.06	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01309-7501	3-01320-0003	3-01282-0051	3-01282-0036
Condominium Section	0526-R1			
Address	72 CLOVE ROAD	421 ROGERS AVENUE	1159 CARROLL STREET	1184 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	FLATBUSH-LEFFERTS GARDEN	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	48	12	15	19
Year Built	1997	1906	1924	1915
Gross SqFt	65,071	5,400	9,990	16,600
Estimated Gross Income	\$1,182,991	\$108,650	\$181,613	\$279,739
Gross Income per SqFt	\$18.18	\$20.12	\$18.18	\$16.85
Estimated Expense	\$566,118	\$42,871	\$78,625	\$133,262
Expense SqFt	\$8.70	\$7.94	\$7.87	\$8.03
Net Operating Income	\$616,873	\$65,779	\$102,988	\$146,477
Full Market Value	\$4,440,000	\$470,000	\$741,000	\$870,000
Market Value per SqFt	\$68.23	\$87.04	\$74.17	\$52.41
Distance from Condominium in miles		0.22	0.25	0.25

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01314-7501	3-01313-0031	3-01313-0034	
Condominium Section	0109-R1			
Address	149 8 AVENUE	104 EMPIRE BOULEVARD	110 EMPIRE BOULEVARD	
Neighborhood	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	20	20	
Year Built	1916	1915	1915	
Gross SqFt	17,680	17,800	17,800	
Estimated Gross Income	\$214,282	\$215,736	\$215,736	
Gross Income per SqFt	\$12.12	\$12.12	\$12.12	
Estimated Expense	\$85,571	\$117,302	\$117,302	
Expense SqFt	\$4.84	\$6.59	\$6.59	
Net Operating Income	\$128,711	\$98,434	\$98,434	
Full Market Value	\$817,999	\$573,000	\$573,000	
Market Value per SqFt	\$46.27	\$32.19	\$32.19	
Distance from Condominium in miles		0.19	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01325-7501	3-04811-0201	3-04694-0038	
Condominium Section	2043-R1			
Address	525 LEFFERTS AVENUE	651 BROOKLYN AVENUE	425 ROCKAWAY PARKWAY	
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH	
Building Classification	R4-CONDOMINIUM	C9-WALK-UP	C1-WALK-UP	
Total Units	13	14	27	
Year Built	2006	1948	1925	
Gross SqFt	20,260	13,820	19,725	
Estimated Gross Income	\$322,742	\$223,193	\$309,975	
Gross Income per SqFt	\$15.93	\$16.15	\$15.71	
Estimated Expense	\$129,097	\$119,267	\$114,838	
Expense SqFt	\$6.37	\$8.63	\$5.82	
Net Operating Income	\$193,645	\$103,926	\$195,137	
Full Market Value	\$1,420,998	\$321,000	\$758,000	
Market Value per SqFt	\$70.14	\$23.23	\$38.43	
Distance from Condominium in miles		0.33	1.55	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01332-7502	3-01281-0025	3-01816-0001	3-05062-0026
Condominium Section	1421-R1			
Address	575 EAST NEW YORK AVENUE	1102 PRESIDENT STREET	588 GATES AVENUE	373 OCEAN AVENUE
Neighborhood	FLATBUSH-NORTH	CROWN HEIGHTS	BEDFORD STUYVESANT	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	16	150	24
Year Built	2004	1915	1973	1939
Gross SqFt	41,697	14,600	117,570	12,700
Estimated Gross Income	\$672,573	\$263,646	\$1,896,312	\$195,857
Gross Income per SqFt	\$16.13	\$18.06	\$16.13	\$15.42
Estimated Expense	\$331,908	\$128,650	\$935,324	\$85,738
Expense SqFt	\$7.96	\$8.81	\$7.96	\$6.75
Net Operating Income	\$340,665	\$134,996	\$960,988	\$110,119
Full Market Value	\$2,249,999	\$844,000	\$5,910,000	\$755,000
Market Value per SqFt	\$53.96	\$57.81	\$50.27	\$59.45
Distance from Condominium in miles		0.67	1.71	1.08

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01333-7501	3-01281-0025	3-05062-0026	3-01148-0001
Condominium Section	0935-R1			
Address	605 EAST NEW YORK AVENUE	1102 PRESIDENT STREET	373 OCEAN AVENUE	597 GRAND AVENUE
Neighborhood	FLATBUSH-NORTH	CROWN HEIGHTS	FLATBUSH-CENTRAL	CROWN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	50	16	24	52
Year Built		1915	1939	1900
Gross SqFt	67,889	14,600	12,700	56,377
Estimated Gross Income	\$1,082,151	\$263,646	\$195,857	\$839,187
Gross Income per SqFt	\$15.94	\$18.06	\$15.42	\$14.89
Estimated Expense	\$518,672	\$128,650	\$85,738	\$256,381
Expense SqFt	\$7.64	\$8.81	\$6.75	\$4.55
Net Operating Income	\$563,479	\$134,996	\$110,119	\$582,806
Full Market Value	\$3,845,000	\$844,000	\$755,000	\$3,014,000
Market Value per SqFt	\$56.64	\$57.81	\$59.45	\$53.46
Distance from Condominium in miles		0.79	1.21	1.45

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01349-7501	3-01374-0058	3-01372-0001	
Condominium Section	2061-R1			
Address	1607 BERGEN STREET	1571 STERLING PLACE	1367 STERLING PLACE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	15	27	66	
Year Built	2006	1922	1922	
Gross SqFt	26,660	21,300	62,880	
Estimated Gross Income	\$332,450	\$339,978	\$699,399	
Gross Income per SqFt	\$12.47	\$15.96	\$11.12	
Estimated Expense	\$136,305	\$164,704	\$383,929	
Expense SqFt	\$5.11	\$7.73	\$6.11	
Net Operating Income	\$196,145	\$175,274	\$315,470	
Full Market Value	\$1,314,999	\$681,000	\$1,947,000	
Market Value per SqFt	\$49.32	\$31.97	\$30.96	
Distance from Condominium in miles		0.28	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01376-7501	3-01377-0042	3-01377-0008	3-01365-0085
Condominium Section	1510-R1			
Address	273 ALBANY AVENUE	1325 ST JOHN'S PLACE	227 TROY AVENUE	1255 PARK PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	12	12	24
Year Built	1906	1906	1907	1910
Gross SqFt	8,136	6,006	6,006	14,400
Estimated Gross Income	\$142,705	\$144,932	\$105,374	\$245,808
Gross Income per SqFt	\$17.54	\$24.13	\$17.54	\$17.07
Estimated Expense	\$70,051	\$67,360	\$53,048	\$125,424
Expense SqFt	\$8.61	\$11.22	\$8.83	\$8.71
Net Operating Income	\$72,654	\$77,572	\$52,326	\$120,384
Full Market Value	\$524,001	\$565,000	\$378,000	\$870,000
Market Value per SqFt	\$64.41	\$94.07	\$62.94	\$60.42
Distance from Condominium in miles		0.15	0.15	0.19

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01403-7501	3-01391-0061	3-01402-0044	3-01408-0007
Condominium Section	0498-R1			
Address	1738 UNION STREET	1159 EASTERN PARKWAY	1685 PRESIDENT STREET	1622 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	26	16	25	46
Year Built	1921	1915	1915	1923
Gross SqFt	35,732	15,800	18,000	35,249
Estimated Gross Income	\$620,308	\$317,047	\$312,465	\$542,515
Gross Income per SqFt	\$17.36	\$20.07	\$17.36	\$15.39
Estimated Expense	\$291,545	\$145,973	\$146,607	\$291,003
Expense SqFt	\$8.16	\$9.24	\$8.14	\$8.26
Net Operating Income	\$328,763	\$171,074	\$165,858	\$251,512
Full Market Value	\$2,373,004	\$1,223,000	\$1,197,000	\$1,726,000
Market Value per SqFt	\$66.41	\$77.41	\$66.50	\$48.97
Distance from Condominium in miles		0.13	0.15	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01417-7501	3-01281-0027	3-01281-0025	3-05062-0026
Condominium Section	2223-R1			
Address	580 CROWN STREET	1106 PRESIDENT STREET	1102 PRESIDENT STREET	373 OCEAN AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	95	16	16	24
Year Built	2007	1915	1915	1939
Gross SqFt	174,796	14,600	14,600	12,700
Estimated Gross Income	\$3,128,848	\$263,643	\$263,646	\$195,857
Gross Income per SqFt	\$17.90	\$18.06	\$18.06	\$15.42
Estimated Expense	\$1,576,660	\$135,050	\$128,650	\$85,738
Expense SqFt	\$9.02	\$9.25	\$8.81	\$6.75
Net Operating Income	\$1,552,188	\$128,593	\$134,996	\$110,119
Full Market Value	\$11,187,994	\$926,000	\$844,000	\$755,000
Market Value per SqFt	\$64.01	\$63.42	\$57.81	\$59.45
Distance from Condominium in miles		0.88	0.88	1.44

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01426-7501	3-01426-0007	3-01412-0031	3-01326-0015
Condominium Section	0535-R1			
Address	645 LEFFERTS AVENUE	471 ALBANY AVENUE	1520 CARROLL STREET	437 KINGSTON AVENUE
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	CROWN HEIGHTS	FLATBUSH-NORTH
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	42	39	38
Year Built	1925	1926	1924	1924
Gross SqFt	30,700	31,720	31,100	27,700
Estimated Gross Income	\$419,362	\$464,494	\$424,705	\$365,363
Gross Income per SqFt	\$13.66	\$14.64	\$13.66	\$13.19
Estimated Expense	\$231,171	\$253,429	\$212,375	\$193,623
Expense SqFt	\$7.53	\$7.99	\$6.83	\$6.99
Net Operating Income	\$188,191	\$211,065	\$212,330	\$171,740
Full Market Value	\$1,177,008	\$1,458,000	\$1,403,000	\$1,142,000
Market Value per SqFt	\$38.34	\$45.96	\$45.11	\$41.23
Distance from Condominium in miles		0.00	0.18	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01427-7501	3-01816-0001	3-05079-0021	3-01148-0001
Condominium Section	0513-R1			
Address	762 EMPIRE BOULEVARD	588 GATES AVENUE	148 ST PAUL'S PLACE	597 GRAND AVENUE
Neighborhood	FLATBUSH-NORTH	BEDFORD STUYVESANT	FLATBUSH-CENTRAL	CROWN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	150	16	52
Year Built	1993	1973	1912	1900
Gross SqFt	30,360	117,570	16,080	56,377
Estimated Gross Income	\$468,151	\$1,896,312	\$256,395	\$839,187
Gross Income per SqFt	\$15.42	\$16.13	\$15.94	\$14.89
Estimated Expense	\$231,950	\$935,324	\$138,530	\$256,381
Expense SqFt	\$7.64	\$7.96	\$8.62	\$4.55
Net Operating Income	\$236,201	\$960,988	\$117,865	\$582,806
Full Market Value	\$1,572,990	\$5,910,000	\$804,000	\$3,014,000
Market Value per SqFt	\$51.81	\$50.27	\$50.00	\$53.46
Distance from Condominium in miles		1.64	1.67	1.63

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01429-7501	3-04795-0013	3-04795-0010	
Condominium Section	0286-R1			
Address	730 LEFFERTS AVENUE	702 EAST NEW YORK AVENUE	700 EAST NEW YORK AVENUE	
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	15	20	16	
Year Built	1990	1931	1931	
Gross SqFt	15,785	18,560	16,468	
Estimated Gross Income	\$264,714	\$351,543	\$276,212	
Gross Income per SqFt	\$16.77	\$18.94	\$16.77	
Estimated Expense	\$127,063	\$154,922	\$118,615	
Expense SqFt	\$8.05	\$8.35	\$7.20	
Net Operating Income	\$137,651	\$196,621	\$157,597	
Full Market Value	\$996,000	\$1,066,000	\$838,000	
Market Value per SqFt	\$63.10	\$57.44	\$50.89	
Distance from Condominium in miles		0.15	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01429-7502	3-05079-0021	3-01148-0001	3-01868-9028
Condominium Section	0677-R1			
Address	770 LEFFERTS AVENUE	148 ST PAUL'S PLACE	597 GRAND AVENUE	254 HERKIMER STREET
Neighborhood	FLATBUSH-NORTH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BEDFORD STUYVESANT
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	16	52	139
Year Built	1998	1912	1900	1972
Gross SqFt	50,668	16,080	56,377	175,628
Estimated Gross Income	\$754,447	\$256,395	\$839,187	\$2,428,238
Gross Income per SqFt	\$14.89	\$15.94	\$14.89	\$13.83
Estimated Expense	\$390,144	\$138,530	\$256,381	\$1,245,143
Expense SqFt	\$7.70	\$8.62	\$4.55	\$7.09
Net Operating Income	\$364,303	\$117,865	\$582,806	\$1,183,095
Full Market Value	\$1,996,500	\$804,000	\$3,014,000	\$7,305,000
Market Value per SqFt	\$39.40	\$50.00	\$53.46	\$41.59
Distance from Condominium in miles		1.65	1.65	1.21

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01498-7501	3-03395-0008	3-01514-0008	3-01500-0034
Condominium Section	0446-R1			
Address	723 MAC DONOUGH STREET	1223 BUSHWICK AVENUE	334 CHAUNCEY STREET	640 MAC DONOUGH STREET
Neighborhood	OCEAN HILL	BUSHWICK	OCEAN HILL	OCEAN HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	24	12	16
Year Built	1910	1915	1906	1909
Gross SqFt	13,640	17,800	6,474	11,808
Estimated Gross Income	\$161,770	\$245,652	\$87,990	\$136,950
Gross Income per SqFt	\$11.86	\$13.80	\$13.59	\$11.60
Estimated Expense	\$84,120	\$125,908	\$49,215	\$81,565
Expense SqFt	\$6.17	\$7.07	\$7.60	\$6.91
Net Operating Income	\$77,650	\$119,744	\$38,775	\$55,385
Full Market Value	\$495,996	\$790,000	\$231,000	\$357,000
Market Value per SqFt	\$36.36	\$44.38	\$35.68	\$30.23
Distance from Condominium in miles		0.29	0.25	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01498-7501	3-03395-0008	3-01514-0008	3-01500-0034
Condominium Section	0446-R2			
Address	876 MACDONOUGH STREET	1223 BUSHWICK AVENUE	334 CHAUNCEY STREET	640 MAC DONOUGH STREET
Neighborhood	OCEAN HILL	BUSHWICK	OCEAN HILL	OCEAN HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	8	24	12	16
Year Built	1910	1915	1906	1909
Gross SqFt	7,560	17,800	6,474	11,808
Estimated Gross Income	\$89,662	\$245,652	\$87,990	\$136,950
Gross Income per SqFt	\$11.86	\$13.80	\$13.59	\$11.60
Estimated Expense	\$48,535	\$125,908	\$49,215	\$81,565
Expense SqFt	\$6.42	\$7.07	\$7.60	\$6.91
Net Operating Income	\$41,127	\$119,744	\$38,775	\$55,385
Full Market Value	\$263,000	\$790,000	\$231,000	\$357,000
Market Value per SqFt	\$34.79	\$44.38	\$35.68	\$30.23
Distance from Condominium in miles		0.29	0.25	0.29

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01498-7501	3-03395-0008	3-01514-0008	3-01500-0034
Condominium Section	0446-R3			
Address	741 MAC DONOUGH STREET	1223 BUSHWICK AVENUE	334 CHAUNCEY STREET	640 MAC DONOUGH STREET
Neighborhood	OCEAN HILL	BUSHWICK	OCEAN HILL	OCEAN HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	3	24	12	16
Year Built	1910	1915	1906	1909
Gross SqFt	4,500	17,800	6,474	11,808
Estimated Gross Income	\$53,370	\$245,652	\$87,990	\$136,950
Gross Income per SqFt	\$11.86	\$13.80	\$13.59	\$11.60
Estimated Expense	\$28,890	\$125,908	\$49,215	\$81,565
Expense SqFt	\$6.42	\$7.07	\$7.60	\$6.91
Net Operating Income	\$24,480	\$119,744	\$38,775	\$55,385
Full Market Value	\$156,999	\$790,000	\$231,000	\$357,000
Market Value per SqFt	\$34.89	\$44.38	\$35.68	\$30.23
Distance from Condominium in miles		0.29	0.25	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01498-7501	3-03395-0008	3-01514-0008	3-01500-0034
Condominium Section	0446-R4			
Address	733 MAC DONOUGH STREET	1223 BUSHWICK AVENUE	334 CHAUNCEY STREET	640 MAC DONOUGH STREET
Neighborhood	OCEAN HILL	BUSHWICK	OCEAN HILL	OCEAN HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	3	24	12	16
Year Built	1910	1915	1906	1909
Gross SqFt	4,500	17,800	6,474	11,808
Estimated Gross Income	\$53,370	\$245,652	\$87,990	\$136,950
Gross Income per SqFt	\$11.86	\$13.80	\$13.59	\$11.60
Estimated Expense	\$28,890	\$125,908	\$49,215	\$81,565
Expense SqFt	\$6.42	\$7.07	\$7.60	\$6.91
Net Operating Income	\$24,480	\$119,744	\$38,775	\$55,385
Full Market Value	\$156,999	\$790,000	\$231,000	\$357,000
Market Value per SqFt	\$34.89	\$44.38	\$35.68	\$30.23
Distance from Condominium in miles		0.29	0.25	0.29

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01498-7501	3-03395-0008	3-01514-0008	3-01500-0034
Condominium Section	0446-R5			
Address	756 MAC DONOUGH STREET	1223 BUSHWICK AVENUE	334 CHAUNCEY STREET	640 MAC DONOUGH STREET
Neighborhood	OCEAN HILL	BUSHWICK	OCEAN HILL	OCEAN HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	6	24	12	16
Year Built	1910	1915	1906	1909
Gross SqFt	10,140	17,800	6,474	11,808
Estimated Gross Income	\$120,260	\$245,652	\$87,990	\$136,950
Gross Income per SqFt	\$11.86	\$13.80	\$13.59	\$11.60
Estimated Expense	\$65,099	\$125,908	\$49,215	\$81,565
Expense SqFt	\$6.42	\$7.07	\$7.60	\$6.91
Net Operating Income	\$55,161	\$119,744	\$38,775	\$55,385
Full Market Value	\$352,998	\$790,000	\$231,000	\$357,000
Market Value per SqFt	\$34.81	\$44.38	\$35.68	\$30.23
Distance from Condominium in miles		0.33	0.21	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01509-7501	3-03415-0016	3-01532-0030	3-01514-0008
Condominium Section	0431-R1			
Address	472 BAINBRIDGE STREET	74 ELDERT STREET	138 HOPKINSON AVENUE	334 CHAUNCEY STREET
Neighborhood	OCEAN HILL	BUSHWICK	OCEAN HILL	OCEAN HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	60	16	52	12
Year Built	1992	1909	1928	1906
Gross SqFt	53,760	11,200	29,280	6,474
Estimated Gross Income	\$730,598	\$171,906	\$442,008	\$87,990
Gross Income per SqFt	\$13.59	\$15.35	\$15.10	\$13.59
Estimated Expense	\$374,707	\$79,045	\$263,701	\$49,215
Expense SqFt	\$6.97	\$7.06	\$9.01	\$7.60
Net Operating Income	\$355,891	\$92,861	\$178,307	\$38,775
Full Market Value	\$2,353,997	\$637,000	\$1,037,000	\$231,000
Market Value per SqFt	\$43.79	\$56.88	\$35.42	\$35.68
Distance from Condominium in miles		0.38	0.20	0.15

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01509-7502	3-01532-0030	3-01514-0008	3-01683-0011
Condominium Section	0591-R1			
Address	419 CHAUNCEY STREET	138 HOPKINSON AVENUE	334 CHAUNCEY STREET	442 DECATUR STREET
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL	BEDFORD STUYVESANT
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	52	12	32
Year Built	1906	1928	1906	1910
Gross SqFt	32,087	29,280	6,474	29,103
Estimated Gross Income	\$436,062	\$442,008	\$87,990	\$359,513
Gross Income per SqFt	\$13.59	\$15.10	\$13.59	\$12.35
Estimated Expense	\$228,780	\$263,701	\$49,215	\$174,776
Expense SqFt	\$7.13	\$9.01	\$7.60	\$6.01
Net Operating Income	\$207,282	\$178,307	\$38,775	\$184,737
Full Market Value	\$1,154,998	\$1,037,000	\$231,000	\$1,170,000
Market Value per SqFt	\$36.00	\$35.42	\$35.68	\$40.20
Distance from Condominium in miles		0.21	0.00	0.32

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01515-7501	3-01514-0008	3-01562-0007	3-01500-0034
Condominium Section	0528-R1			
Address	365 MARION STREET	334 CHAUNCEY STREET	257 SARATOGA AVENUE	640 MAC DONOUGH STREET
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	12	16	16
Year Built	1995	1906	1910	1909
Gross SqFt	25,632	6,474	16,008	11,808
Estimated Gross Income	\$303,996	\$87,990	\$207,874	\$136,950
Gross Income per SqFt	\$11.86	\$13.59	\$12.99	\$11.60
Estimated Expense	\$164,557	\$49,215	\$116,421	\$81,565
Expense SqFt	\$6.42	\$7.60	\$7.27	\$6.91
Net Operating Income	\$139,439	\$38,775	\$91,453	\$55,385
Full Market Value	\$803,997	\$231,000	\$552,000	\$357,000
Market Value per SqFt	\$31.37	\$35.68	\$34.48	\$30.23
Distance from Condominium in miles		0.14	0.30	0.33

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01521-7501	3-03408-0040	3-01532-0030	3-01514-0008
Condominium Section	0525-R1			
Address	117 HOPKINSON AVENUE	1290 BUSHWICK AVENUE	138 HOPKINSON AVENUE	334 CHAUNCEY STREET
Neighborhood	OCEAN HILL	BUSHWICK	OCEAN HILL	OCEAN HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	19	52	12
Year Built	1995	1905	1928	1906
Gross SqFt	11,050	13,250	29,280	6,474
Estimated Gross Income	\$166,855	\$223,352	\$442,008	\$87,990
Gross Income per SqFt	\$15.10	\$16.86	\$15.10	\$13.59
Estimated Expense	\$84,422	\$88,665	\$263,701	\$49,215
Expense SqFt	\$7.64	\$6.69	\$9.01	\$7.60
Net Operating Income	\$82,433	\$134,687	\$178,307	\$38,775
Full Market Value	\$566,999	\$755,000	\$1,037,000	\$231,000
Market Value per SqFt	\$51.31	\$56.98	\$35.42	\$35.68
Distance from Condominium in miles		0.35	0.18	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01526-7501	3-01532-0030	3-01514-0008	3-01439-0004
Condominium Section	0586-R1			
Address	246 SUMPTER STREET	138 HOPKINSON AVENUE	334 CHAUNCEY STREET	351 HOWARD AVENUE
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	52	12	23
Year Built		1928	1906	1910
Gross SqFt	15,335	29,280	6,474	20,000
Estimated Gross Income	\$208,403	\$442,008	\$87,990	\$241,334
Gross Income per SqFt	\$13.59	\$15.10	\$13.59	\$12.07
Estimated Expense	\$106,885	\$263,701	\$49,215	\$93,149
Expense SqFt	\$6.97	\$9.01	\$7.60	\$4.66
Net Operating Income	\$101,518	\$178,307	\$38,775	\$148,185
Full Market Value	\$672,000	\$1,037,000	\$231,000	\$943,000
Market Value per SqFt	\$43.82	\$35.42	\$35.68	\$47.15
Distance from Condominium in miles		0.05	0.18	0.35

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01535-7501	3-01543-0049	3-03466-0038	3-01436-0013
Condominium Section	0455-R1			
Address	249 HULL STREET	10 SACKMAN STREET	1526 BUSHWICK AVENUE	2346 ATLANTIC AVENUE
Neighborhood	OCEAN HILL	OCEAN HILL	BUSHWICK	OCEAN HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	40	20	23	16
Year Built	1900	1910	1925	1920
Gross SqFt	54,600	14,000	18,000	11,286
Estimated Gross Income	\$683,046	\$175,194	\$223,740	\$137,492
Gross Income per SqFt	\$12.51	\$12.51	\$12.43	\$12.18
Estimated Expense	\$348,353	\$96,983	\$118,620	\$70,358
Expense SqFt	\$6.38	\$6.93	\$6.59	\$6.23
Net Operating Income	\$334,693	\$78,211	\$105,120	\$67,134
Full Market Value	\$2,242,996	\$524,000	\$665,000	\$427,000
Market Value per SqFt	\$41.08	\$37.43	\$36.94	\$37.83
Distance from Condominium in miles		0.06	0.16	0.27

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01593-7501	3-01586-0044	3-01970-0001	3-01664-0057
Condominium Section	1874-R1			
Address	417 HART STREET	385 VERNON AVENUE	51 CLASSON AVENUE	401 MACON STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20	16
Year Built	2005	2007	1930	1910
Gross SqFt	15,600	14,615	14,796	14,240
Estimated Gross Income	\$323,076	\$309,984	\$306,443	\$277,538
Gross Income per SqFt	\$20.71	\$21.21	\$20.71	\$19.49
Estimated Expense	\$149,916	\$111,512	\$142,174	\$120,470
Expense SqFt	\$9.61	\$7.63	\$9.61	\$8.46
Net Operating Income	\$173,160	\$198,472	\$164,269	\$157,068
Full Market Value	\$1,026,999	\$1,102,000	\$1,207,000	\$1,056,000
Market Value per SqFt	\$65.83	\$75.40	\$81.58	\$74.16
Distance from Condominium in miles		0.17	1.44	0.87

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01603-7501	3-01589-0040	3-01602-0013	3-01612-0004
Condominium Section	0627-R1			
Address	85 STUYVESANT AVENUE	390 VERNON AVENUE	970 DE KALB AVENUE	65 MALCOLM X BOULEVARD
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	12	12
Year Built	1903	1931	1931	1931
Gross SqFt	31,793	8,440	14,720	6,308
Estimated Gross Income	\$491,520	\$139,613	\$228,519	\$94,431
Gross Income per SqFt	\$15.46	\$16.54	\$15.52	\$14.97
Estimated Expense	\$245,760	\$66,196	\$100,889	\$45,367
Expense SqFt	\$7.73	\$7.84	\$6.85	\$7.19
Net Operating Income	\$245,760	\$73,417	\$127,630	\$49,064
Full Market Value	\$1,684,002	\$531,000	\$834,000	\$338,000
Market Value per SqFt	\$52.97	\$62.91	\$56.66	\$53.58
Distance from Condominium in miles		0.26	0.15	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01625-7501	3-01838-0001	3-01826-0030	
Condominium Section	0445-R1			
Address	172 STUYVESANT AVENUE	148 HANCOCK STREET	466 MADISON STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	18	25	20	
Year Built		1910	1900	
Gross SqFt	22,659	18,800	16,640	
Estimated Gross Income	\$322,891	\$273,887	\$244,212	
Gross Income per SqFt	\$14.25	\$14.57	\$14.68	
Estimated Expense	\$161,446	\$137,395	\$110,735	
Expense SqFt	\$7.13	\$7.31	\$6.65	
Net Operating Income	\$161,445	\$136,492	\$133,477	
Full Market Value	\$1,119,000	\$943,000	\$921,000	
Market Value per SqFt	\$49.38	\$50.16	\$55.35	
Distance from Condominium in miles		0.85	0.37	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01715-7502	3-02424-0016	3-02424-0014	3-01771-0016
Condominium Section	0974-R1			
Address	450 BEDFORD AVENUE	370 SOUTH 2 STREET	366 SOUTH 2 STREET	96 HART STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	BEDFORD STUYVESANT
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	6	24	24	20
Year Built		1915	1915	1931
Gross SqFt	10,288	23,000	23,000	16,544
Estimated Gross Income	\$162,962	\$431,272	\$476,100	\$196,015
Gross Income per SqFt	\$15.84	\$18.75	\$20.70	\$11.85
Estimated Expense	\$73,353	\$229,306	\$305,900	\$82,822
Expense SqFt	\$7.13	\$9.97	\$13.30	\$5.01
Net Operating Income	\$89,609	\$201,966	\$170,200	\$113,193
Full Market Value	\$613,002	\$934,000	\$862,000	\$723,000
Market Value per SqFt	\$59.58	\$40.61	\$37.48	\$43.70
Distance from Condominium in miles		0.82	0.82	0.59

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01715-7503	3-02412-0033	3-02424-0035	3-02424-0006
Condominium Section	0976-R1			
Address	456 FLUSHING AVENUE	355 SOUTH 2 STREET	347 SOUTH 3 STREET	354 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	1	24	29	29
Year Built	2000	1919	1915	1920
Gross SqFt	14,647	19,104	23,467	24,126
Estimated Gross Income	\$314,178	\$431,273	\$503,375	\$499,299
Gross Income per SqFt	\$21.45	\$22.58	\$21.45	\$20.70
Estimated Expense	\$111,317	\$228,216	\$275,528	\$320,801
Expense SqFt	\$7.60	\$11.95	\$11.74	\$13.30
Net Operating Income	\$202,861	\$203,057	\$227,847	\$178,498
Full Market Value	\$1,490,998	\$934,000	\$1,059,000	\$1,050,000
Market Value per SqFt	\$101.80	\$48.89	\$45.13	\$43.52
Distance from Condominium in miles		0.87	0.82	0.82

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01715-7504	3-02424-0006	3-02413-0031	3-02424-0016
Condominium Section	0977-R1			
Address	460 FLUSHING AVENUE	354 SOUTH 2 STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	22	24
Year Built	2000	1920	1915	1915
Gross SqFt	14,869	24,126	20,295	23,000
Estimated Gross Income	\$282,065	\$499,299	\$395,336	\$431,272
Gross Income per SqFt	\$18.97	\$20.70	\$19.48	\$18.75
Estimated Expense	\$131,888	\$320,801	\$198,149	\$229,306
Expense SqFt	\$8.87	\$13.30	\$9.76	\$9.97
Net Operating Income	\$150,177	\$178,498	\$197,187	\$201,966
Full Market Value	\$1,077,996	\$1,050,000	\$856,000	\$934,000
Market Value per SqFt	\$72.50	\$43.52	\$42.18	\$40.61
Distance from Condominium in miles		0.82	0.85	0.82

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01715-7505	3-02413-0031	3-02412-0025	3-02424-0016
Condominium Section	0988-R1			
Address	464 FLUSHING AVENUE	385 SOUTH 2 STREET	373 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	9	22	22	24
Year Built	2004	1915	1920	1915
Gross SqFt	8,670	20,295	19,900	23,000
Estimated Gross Income	\$163,256	\$395,336	\$377,503	\$431,272
Gross Income per SqFt	\$18.83	\$19.48	\$18.97	\$18.75
Estimated Expense	\$75,082	\$198,149	\$177,309	\$229,306
Expense SqFt	\$8.66	\$9.76	\$8.91	\$9.97
Net Operating Income	\$88,174	\$197,187	\$200,194	\$201,966
Full Market Value	\$634,999	\$856,000	\$795,000	\$934,000
Market Value per SqFt	\$73.24	\$42.18	\$39.95	\$40.61
Distance from Condominium in miles		0.85	0.87	0.82

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01715-7506	3-02424-0035	3-02424-0006	3-02413-0031
Condominium Section	2268-R1			
Address	773 BEDFORD AVENUE	347 SOUTH 3 STREET	354 SOUTH 2 STREET	385 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	29	22
Year Built	2007	1915	1920	1915
Gross SqFt	18,266	23,467	24,126	20,295
Estimated Gross Income	\$378,106	\$503,375	\$499,299	\$395,336
Gross Income per SqFt	\$20.70	\$21.45	\$20.70	\$19.48
Estimated Expense	\$177,710	\$275,528	\$320,801	\$198,149
Expense SqFt	\$9.73	\$11.74	\$13.30	\$9.76
Net Operating Income	\$200,396	\$227,847	\$178,498	\$197,187
Full Market Value	\$1,472,002	\$1,059,000	\$1,050,000	\$856,000
Market Value per SqFt	\$80.59	\$45.13	\$43.52	\$42.18
Distance from Condominium in miles		0.82	0.82	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01715-7507	3-02424-0035	3-02424-0006	3-02413-0031
Condominium Section	2267-R1			
Address	777 BEDFORD AVENUE	347 SOUTH 3 STREET	354 SOUTH 2 STREET	385 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	29	22
Year Built	2007	1915	1920	1915
Gross SqFt	19,028	23,467	24,126	20,295
Estimated Gross Income	\$393,880	\$503,375	\$499,299	\$395,336
Gross Income per SqFt	\$20.70	\$21.45	\$20.70	\$19.48
Estimated Expense	\$185,124	\$275,528	\$320,801	\$198,149
Expense SqFt	\$9.73	\$11.74	\$13.30	\$9.76
Net Operating Income	\$208,756	\$227,847	\$178,498	\$197,187
Full Market Value	\$1,533,996	\$1,059,000	\$1,050,000	\$856,000
Market Value per SqFt	\$80.62	\$45.13	\$43.52	\$42.18
Distance from Condominium in miles		0.82	0.82	0.85

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01715-7508	3-02424-0035	3-02424-0006	3-02413-0031
Condominium Section	2278-R1			
Address	789 BEDFORD AVENUE	347 SOUTH 3 STREET	354 SOUTH 2 STREET	385 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	29	22
Year Built	2008	1915	1920	1915
Gross SqFt	19,030	23,467	24,126	20,295
Estimated Gross Income	\$393,921	\$503,375	\$499,299	\$395,336
Gross Income per SqFt	\$20.70	\$21.45	\$20.70	\$19.48
Estimated Expense	\$185,143	\$275,528	\$320,801	\$198,149
Expense SqFt	\$9.73	\$11.74	\$13.30	\$9.76
Net Operating Income	\$208,778	\$227,847	\$178,498	\$197,187
Full Market Value	\$1,533,996	\$1,059,000	\$1,050,000	\$856,000
Market Value per SqFt	\$80.61	\$45.13	\$43.52	\$42.18
Distance from Condominium in miles		0.82	0.82	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01715-7509	3-02424-0035	3-02424-0006	3-02413-0031
Condominium Section	2261-R1			
Address	783 BEDFORD AVENUE	347 SOUTH 3 STREET	354 SOUTH 2 STREET	385 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	29	22
Year Built	2008	1915	1920	1915
Gross SqFt	18,158	23,467	24,126	20,295
Estimated Gross Income	\$375,871	\$503,375	\$499,299	\$395,336
Gross Income per SqFt	\$20.70	\$21.45	\$20.70	\$19.48
Estimated Expense	\$176,659	\$275,528	\$320,801	\$198,149
Expense SqFt	\$9.73	\$11.74	\$13.30	\$9.76
Net Operating Income	\$199,212	\$227,847	\$178,498	\$197,187
Full Market Value	\$1,463,004	\$1,059,000	\$1,050,000	\$856,000
Market Value per SqFt	\$80.57	\$45.13	\$43.52	\$42.18
Distance from Condominium in miles		0.82	0.82	0.85

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7503	3-02424-0016	3-02424-0014	3-02183-0058
Condominium Section	0985-R1			
Address	689 MYRTLE AVENUE	370 SOUTH 2 STREET	366 SOUTH 2 STREET	189 ROSS STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	45	24	24	35
Year Built		1915	1915	1925
Gross SqFt	36,414	23,000	23,000	25,800
Estimated Gross Income	\$648,169	\$431,272	\$476,100	\$408,672
Gross Income per SqFt	\$17.80	\$18.75	\$20.70	\$15.84
Estimated Expense	\$313,525	\$229,306	\$305,900	\$204,336
Expense SqFt	\$8.61	\$9.97	\$13.30	\$7.92
Net Operating Income	\$334,644	\$201,966	\$170,200	\$204,336
Full Market Value	\$2,413,001	\$934,000	\$862,000	\$1,243,000
Market Value per SqFt	\$66.27	\$40.61	\$37.48	\$48.18
Distance from Condominium in miles		0.97	0.97	0.78

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7504	3-02424-0016	3-02424-0014	3-02183-0058
Condominium Section	1139-R1			
Address	835 BEDFORD AVENUE	370 SOUTH 2 STREET	366 SOUTH 2 STREET	189 ROSS STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	24	24	35
Year Built	2003	1915	1915	1925
Gross SqFt	16,833	23,000	23,000	25,800
Estimated Gross Income	\$299,627	\$431,272	\$476,100	\$408,672
Gross Income per SqFt	\$17.80	\$18.75	\$20.70	\$15.84
Estimated Expense	\$144,932	\$229,306	\$305,900	\$204,336
Expense SqFt	\$8.61	\$9.97	\$13.30	\$7.92
Net Operating Income	\$154,695	\$201,966	\$170,200	\$204,336
Full Market Value	\$1,116,002	\$934,000	\$862,000	\$1,243,000
Market Value per SqFt	\$66.30	\$40.61	\$37.48	\$48.18
Distance from Condominium in miles		0.97	0.97	0.78

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7504	3-02424-0016	3-02424-0014	3-02183-0058
Condominium Section	1139-R2			
Address	108 SPENCER STREET	370 SOUTH 2 STREET	366 SOUTH 2 STREET	189 ROSS STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	4	24	24	35
Year Built	2003	1915	1915	1925
Gross SqFt	5,772	23,000	23,000	25,800
Estimated Gross Income	\$102,742	\$431,272	\$476,100	\$408,672
Gross Income per SqFt	\$17.80	\$18.75	\$20.70	\$15.84
Estimated Expense	\$49,697	\$229,306	\$305,900	\$204,336
Expense SqFt	\$8.61	\$9.97	\$13.30	\$7.92
Net Operating Income	\$53,045	\$201,966	\$170,200	\$204,336
Full Market Value	\$383,000	\$934,000	\$862,000	\$1,243,000
Market Value per SqFt	\$66.35	\$40.61	\$37.48	\$48.18
Distance from Condominium in miles		0.97	0.97	0.78

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7504	3-02424-0016	3-02424-0014	3-02183-0058
Condominium Section	1139-R3			
Address	108 SPENCER STREET	370 SOUTH 2 STREET	366 SOUTH 2 STREET	189 ROSS STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	4	24	24	35
Year Built	2003	1915	1915	1925
Gross SqFt	5,890	23,000	23,000	25,800
Estimated Gross Income	\$104,842	\$431,272	\$476,100	\$408,672
Gross Income per SqFt	\$17.80	\$18.75	\$20.70	\$15.84
Estimated Expense	\$50,713	\$229,306	\$305,900	\$204,336
Expense SqFt	\$8.61	\$9.97	\$13.30	\$7.92
Net Operating Income	\$54,129	\$201,966	\$170,200	\$204,336
Full Market Value	\$391,001	\$934,000	\$862,000	\$1,243,000
Market Value per SqFt	\$66.38	\$40.61	\$37.48	\$48.18
Distance from Condominium in miles		0.97	0.97	0.78

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7504	3-02424-0016	3-02412-0030	3-02424-0014
Condominium Section	1139-R4			
Address	104 SPENCER STREET	370 SOUTH 2 STREET	359 SOUTH 2 STREET	366 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	5	24	24	24
Year Built		1915	1916	1915
Gross SqFt	7,463	23,000	22,050	23,000
Estimated Gross Income	\$132,841	\$431,272	\$413,524	\$476,100
Gross Income per SqFt	\$17.80	\$18.75	\$18.75	\$20.70
Estimated Expense	\$64,256	\$229,306	\$229,443	\$305,900
Expense SqFt	\$8.61	\$9.97	\$10.41	\$13.30
Net Operating Income	\$68,585	\$201,966	\$184,081	\$170,200
Full Market Value	\$495,000	\$934,000	\$871,000	\$862,000
Market Value per SqFt	\$66.33	\$40.61	\$39.50	\$37.48
Distance from Condominium in miles		0.97	1.01	0.97

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7504	3-02424-0016	3-02424-0014	3-02183-0058
Condominium Section	1139-R5			
Address	104 SPENCER STREET	370 SOUTH 2 STREET	366 SOUTH 2 STREET	189 ROSS STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	5	24	24	35
Year Built	2003	1915	1915	1925
Gross SqFt	8,270	23,000	23,000	25,800
Estimated Gross Income	\$147,206	\$431,272	\$476,100	\$408,672
Gross Income per SqFt	\$17.80	\$18.75	\$20.70	\$15.84
Estimated Expense	\$71,205	\$229,306	\$305,900	\$204,336
Expense SqFt	\$8.61	\$9.97	\$13.30	\$7.92
Net Operating Income	\$76,001	\$201,966	\$170,200	\$204,336
Full Market Value	\$548,000	\$934,000	\$862,000	\$1,243,000
Market Value per SqFt	\$66.26	\$40.61	\$37.48	\$48.18
Distance from Condominium in miles		0.97	0.97	0.78

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7505	3-02424-0012	3-02424-0035	3-02424-0006
Condominium Section	1341-R1			
Address	805 BEDFORD AVENUE	362 SOUTH 2 STREET	347 SOUTH 3 STREET	354 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	30	29	29
Year Built	2003	1915	1915	1920
Gross SqFt	21,442	21,197	23,467	24,126
Estimated Gross Income	\$459,931	\$521,344	\$503,375	\$499,299
Gross Income per SqFt	\$21.45	\$24.60	\$21.45	\$20.70
Estimated Expense	\$202,841	\$283,683	\$275,528	\$320,801
Expense SqFt	\$9.46	\$13.38	\$11.74	\$13.30
Net Operating Income	\$257,090	\$237,661	\$227,847	\$178,498
Full Market Value	\$1,885,000	\$1,098,000	\$1,059,000	\$1,050,000
Market Value per SqFt	\$87.91	\$51.80	\$45.13	\$43.52
Distance from Condominium in miles		0.97	0.97	0.97

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7506	3-02424-0012	3-02424-0035	3-02412-0027
Condominium Section	2328-R1			
Address	100 SPENCER STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET	367 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	30	29	25
Year Built		1915	1915	1920
Gross SqFt	33,600	21,197	23,467	28,800
Estimated Gross Income	\$720,720	\$521,344	\$503,375	\$607,117
Gross Income per SqFt	\$21.45	\$24.60	\$21.45	\$21.08
Estimated Expense	\$317,856	\$283,683	\$275,528	\$388,575
Expense SqFt	\$9.46	\$13.38	\$11.74	\$13.49
Net Operating Income	\$402,864	\$237,661	\$227,847	\$218,542
Full Market Value	\$2,954,000	\$1,098,000	\$1,059,000	\$1,276,000
Market Value per SqFt	\$87.92	\$51.80	\$45.13	\$44.31
Distance from Condominium in miles		0.97	0.97	1.01

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7509	3-02424-0012	3-02424-0035	3-02424-0006
Condominium Section	1194-R1			
Address	809 BEDFORD AVENUE	362 SOUTH 2 STREET	347 SOUTH 3 STREET	354 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	30	29	29
Year Built	2003	1915	1915	1920
Gross SqFt	20,470	21,197	23,467	24,126
Estimated Gross Income	\$439,082	\$521,344	\$503,375	\$499,299
Gross Income per SqFt	\$21.45	\$24.60	\$21.45	\$20.70
Estimated Expense	\$193,646	\$283,683	\$275,528	\$320,801
Expense SqFt	\$9.46	\$13.38	\$11.74	\$13.30
Net Operating Income	\$245,436	\$237,661	\$227,847	\$178,498
Full Market Value	\$1,799,996	\$1,098,000	\$1,059,000	\$1,050,000
Market Value per SqFt	\$87.93	\$51.80	\$45.13	\$43.52
Distance from Condominium in miles		0.97	0.97	0.97

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7510	3-02424-0012	3-02424-0035	3-02424-0006
Condominium Section	1293-R1			
Address	82 SPENCER STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET	354 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	30	29	29
Year Built	2003	1915	1915	1920
Gross SqFt	10,403	21,197	23,467	24,126
Estimated Gross Income	\$223,144	\$521,344	\$503,375	\$499,299
Gross Income per SqFt	\$21.45	\$24.60	\$21.45	\$20.70
Estimated Expense	\$98,412	\$283,683	\$275,528	\$320,801
Expense SqFt	\$9.46	\$13.38	\$11.74	\$13.30
Net Operating Income	\$124,732	\$237,661	\$227,847	\$178,498
Full Market Value	\$914,999	\$1,098,000	\$1,059,000	\$1,050,000
Market Value per SqFt	\$87.96	\$51.80	\$45.13	\$43.52
Distance from Condominium in miles		0.97	0.97	0.97

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7512	3-02424-0012	3-02424-0035	3-02424-0006
Condominium Section	1292-R1			
Address	78 SPENCER STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET	354 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	30	29	29
Year Built	2003	1915	1915	1920
Gross SqFt	12,338	21,197	23,467	24,126
Estimated Gross Income	\$264,650	\$521,344	\$503,375	\$499,299
Gross Income per SqFt	\$21.45	\$24.60	\$21.45	\$20.70
Estimated Expense	\$116,717	\$283,683	\$275,528	\$320,801
Expense SqFt	\$9.46	\$13.38	\$11.74	\$13.30
Net Operating Income	\$147,933	\$237,661	\$227,847	\$178,498
Full Market Value	\$1,084,999	\$1,098,000	\$1,059,000	\$1,050,000
Market Value per SqFt	\$87.94	\$51.80	\$45.13	\$43.52
Distance from Condominium in miles		0.97	0.97	0.97

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7513	3-02424-0012	3-02424-0035	3-02424-0006
Condominium Section	1294-R1			
Address	74 SPENCER STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET	354 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	30	29	29
Year Built	2003	1915	1915	1920
Gross SqFt	12,110	21,197	23,467	24,126
Estimated Gross Income	\$250,677	\$521,344	\$503,375	\$499,299
Gross Income per SqFt	\$20.70	\$24.60	\$21.45	\$20.70
Estimated Expense	\$102,778	\$283,683	\$275,528	\$320,801
Expense SqFt	\$8.49	\$13.38	\$11.74	\$13.30
Net Operating Income	\$147,899	\$237,661	\$227,847	\$178,498
Full Market Value	\$1,085,999	\$1,098,000	\$1,059,000	\$1,050,000
Market Value per SqFt	\$89.68	\$51.80	\$45.13	\$43.52
Distance from Condominium in miles		0.97	0.97	0.97

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7515	3-02424-0012	3-02424-0035	3-02424-0006
Condominium Section	1307-R1			
Address	86 SPENCER STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET	354 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	6	30	29	29
Year Built	2004	1915	1915	1920
Gross SqFt	12,164	21,197	23,467	24,126
Estimated Gross Income	\$251,795	\$521,344	\$503,375	\$499,299
Gross Income per SqFt	\$20.70	\$24.60	\$21.45	\$20.70
Estimated Expense	\$103,236	\$283,683	\$275,528	\$320,801
Expense SqFt	\$8.49	\$13.38	\$11.74	\$13.30
Net Operating Income	\$148,559	\$237,661	\$227,847	\$178,498
Full Market Value	\$1,091,999	\$1,098,000	\$1,059,000	\$1,050,000
Market Value per SqFt	\$89.77	\$51.80	\$45.13	\$43.52
Distance from Condominium in miles		0.97	0.97	0.97

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01734-7516	3-02424-0012	3-02424-0035	3-02424-0006
Condominium Section	1308-R1			
Address	90 SPENCER STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET	354 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	30	29	29
Year Built	2004	1915	1915	1920
Gross SqFt	7,297	21,197	23,467	24,126
Estimated Gross Income	\$151,048	\$521,344	\$503,375	\$499,299
Gross Income per SqFt	\$20.70	\$24.60	\$21.45	\$20.70
Estimated Expense	\$61,930	\$283,683	\$275,528	\$320,801
Expense SqFt	\$8.49	\$13.38	\$11.74	\$13.30
Net Operating Income	\$89,118	\$237,661	\$227,847	\$178,498
Full Market Value	\$655,002	\$1,098,000	\$1,059,000	\$1,050,000
Market Value per SqFt	\$89.76	\$51.80	\$45.13	\$43.52
Distance from Condominium in miles		0.97	0.97	0.97

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01754-7502	3-02183-0058	3-01811-0019	3-01850-0028
Condominium Section	2169-R1			
Address	756 MYRTLE AVENUE	189 ROSS STREET	510 QUINCY STREET	944 MARCY AVENUE
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-CENTRAL	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	72	35	196	24
Year Built		1925	1974	1925
Gross SqFt	93,353	25,800	212,405	20,250
Estimated Gross Income	\$1,478,712	\$408,672	\$2,977,384	\$269,325
Gross Income per SqFt	\$15.84	\$15.84	\$14.02	\$13.30
Estimated Expense	\$665,607	\$204,336	\$1,444,030	\$142,763
Expense SqFt	\$7.13	\$7.92	\$6.80	\$7.05
Net Operating Income	\$813,105	\$204,336	\$1,533,354	\$126,562
Full Market Value	\$5,557,000	\$1,243,000	\$9,416,000	\$840,000
Market Value per SqFt	\$59.53	\$48.18	\$44.33	\$41.48
Distance from Condominium in miles		0.94	0.73	0.98

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01755-7501	3-02425-0020	3-02437-0003	3-02424-0006
Condominium Section	1208-R1			
Address	834 MYRTLE AVENUE	402 SOUTH 2 STREET	350 KEAP STREET	354 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	24	29	29
Year Built	2003	1916	1912	1920
Gross SqFt	58,244	23,562	20,430	24,126
Estimated Gross Income	\$1,205,651	\$581,958	\$503,375	\$499,299
Gross Income per SqFt	\$20.70	\$24.70	\$24.64	\$20.70
Estimated Expense	\$494,317	\$311,933	\$226,216	\$320,801
Expense SqFt	\$8.49	\$13.24	\$11.07	\$13.30
Net Operating Income	\$711,334	\$270,025	\$277,159	\$178,498
Full Market Value	\$5,225,002	\$1,287,000	\$1,059,000	\$1,050,000
Market Value per SqFt	\$89.71	\$54.62	\$51.84	\$43.52
Distance from Condominium in miles		0.99	1.01	1.04

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01755-7502	3-02425-0020	3-02437-0003	3-02424-0006
Condominium Section	1943-R1			
Address	886 MYRTLE AVENUE	402 SOUTH 2 STREET	350 KEAP STREET	354 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	24	29	29
Year Built	2006	1916	1912	1920
Gross SqFt	11,808	23,562	20,430	24,126
Estimated Gross Income	\$244,426	\$581,958	\$503,375	\$499,299
Gross Income per SqFt	\$20.70	\$24.70	\$24.64	\$20.70
Estimated Expense	\$100,215	\$311,933	\$226,216	\$320,801
Expense SqFt	\$8.49	\$13.24	\$11.07	\$13.30
Net Operating Income	\$144,211	\$270,025	\$277,159	\$178,498
Full Market Value	\$1,059,004	\$1,287,000	\$1,059,000	\$1,050,000
Market Value per SqFt	\$89.69	\$54.62	\$51.84	\$43.52
Distance from Condominium in miles		0.99	1.01	1.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01762-7502	3-01959-0027	3-02104-0008	3-01219-0024
Condominium Section	2340-R1			
Address	382 WILLOUGHBY AVENUE	80 GREENE AVENUE	299 ADELPHI STREET	1058 BERGEN STREET
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	FORT GREENE	CROWN HEIGHTS
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	50	97	71	15
Year Built		1982	1927	1931
Gross SqFt	64,803	71,470	44,046	10,848
Estimated Gross Income	\$1,217,648	\$2,033,930	\$827,639	\$250,372
Gross Income per SqFt	\$18.79	\$28.46	\$18.79	\$23.08
Estimated Expense	\$584,471	\$931,596	\$409,988	\$106,853
Expense SqFt	\$9.02	\$13.03	\$9.31	\$9.85
Net Operating Income	\$633,177	\$1,102,334	\$417,651	\$143,519
Full Market Value	\$4,550,000	\$7,926,000	\$3,001,000	\$1,048,000
Market Value per SqFt	\$70.21	\$110.90	\$68.13	\$96.61
Distance from Condominium in miles		0.86	0.84	1.14

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01763-7501	3-01959-0027	3-02104-0008	3-01816-0001
Condominium Section	1173-R1			
Address	191 SPENCER STREET	80 GREENE AVENUE	299 ADELPHI STREET	588 GATES AVENUE
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	FORT GREENE	BEDFORD STUYVESANT
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	97	71	150
Year Built	2004	1982	1927	1973
Gross SqFt	24,200	71,470	44,046	117,570
Estimated Gross Income	\$454,718	\$2,033,930	\$827,639	\$1,896,312
Gross Income per SqFt	\$18.79	\$28.46	\$18.79	\$16.13
Estimated Expense	\$186,434	\$931,596	\$409,988	\$935,324
Expense SqFt	\$7.70	\$13.03	\$9.31	\$7.96
Net Operating Income	\$268,284	\$1,102,334	\$417,651	\$960,988
Full Market Value	\$1,927,999	\$7,926,000	\$3,001,000	\$5,910,000
Market Value per SqFt	\$79.67	\$110.90	\$68.13	\$50.27
Distance from Condominium in miles		0.90	0.89	0.81

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01763-7502	3-01959-0027	3-02104-0008	3-01816-0001
Condominium Section	1168-R1			
Address	209 SPENCER STREET	80 GREENE AVENUE	299 ADELPHI STREET	588 GATES AVENUE
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	FORT GREENE	BEDFORD STUYVESANT
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	97	71	150
Year Built	2004	1982	1927	1973
Gross SqFt	24,200	71,470	44,046	117,570
Estimated Gross Income	\$454,718	\$2,033,930	\$827,639	\$1,896,312
Gross Income per SqFt	\$18.79	\$28.46	\$18.79	\$16.13
Estimated Expense	\$186,434	\$931,596	\$409,988	\$935,324
Expense SqFt	\$7.70	\$13.03	\$9.31	\$7.96
Net Operating Income	\$268,284	\$1,102,334	\$417,651	\$960,988
Full Market Value	\$1,928,001	\$7,926,000	\$3,001,000	\$5,910,000
Market Value per SqFt	\$79.67	\$110.90	\$68.13	\$50.27
Distance from Condominium in miles		0.90	0.89	0.81

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01763-7503	3-01959-0027	3-02104-0008	3-01816-0001
Condominium Section	1171-R1			
Address	197 SPENCER STREET	80 GREENE AVENUE	299 ADELPHI STREET	588 GATES AVENUE
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	FORT GREENE	BEDFORD STUYVESANT
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	97	71	150
Year Built	2004	1982	1927	1973
Gross SqFt	24,200	71,470	44,046	117,570
Estimated Gross Income	\$454,718	\$2,033,930	\$827,639	\$1,896,312
Gross Income per SqFt	\$18.79	\$28.46	\$18.79	\$16.13
Estimated Expense	\$186,434	\$931,596	\$409,988	\$935,324
Expense SqFt	\$7.70	\$13.03	\$9.31	\$7.96
Net Operating Income	\$268,284	\$1,102,334	\$417,651	\$960,988
Full Market Value	\$1,928,001	\$7,926,000	\$3,001,000	\$5,910,000
Market Value per SqFt	\$79.67	\$110.90	\$68.13	\$50.27
Distance from Condominium in miles		0.90	0.89	0.81

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01763-7504	3-01959-0027	3-02104-0008	3-01816-0001
Condominium Section	1172-R1			
Address	195 SPENCER STREET	80 GREENE AVENUE	299 ADELPHI STREET	588 GATES AVENUE
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	FORT GREENE	BEDFORD STUYVESANT
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	97	71	150
Year Built	2004	1982	1927	1973
Gross SqFt	24,200	71,470	44,046	117,570
Estimated Gross Income	\$454,718	\$2,033,930	\$827,639	\$1,896,312
Gross Income per SqFt	\$18.79	\$28.46	\$18.79	\$16.13
Estimated Expense	\$186,434	\$931,596	\$409,988	\$935,324
Expense SqFt	\$7.70	\$13.03	\$9.31	\$7.96
Net Operating Income	\$268,284	\$1,102,334	\$417,651	\$960,988
Full Market Value	\$1,928,002	\$7,926,000	\$3,001,000	\$5,910,000
Market Value per SqFt	\$79.67	\$110.90	\$68.13	\$50.27
Distance from Condominium in miles		0.90	0.89	0.81

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01763-7505	3-01959-0027	3-02104-0008	3-01816-0001
Condominium Section	1169-R1			
Address	201 SPENCER STREET	80 GREENE AVENUE	299 ADELPHI STREET	588 GATES AVENUE
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	FORT GREENE	BEDFORD STUYVESANT
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	97	71	150
Year Built	2004	1982	1927	1973
Gross SqFt	24,200	71,470	44,046	117,570
Estimated Gross Income	\$454,718	\$2,033,930	\$827,639	\$1,896,312
Gross Income per SqFt	\$18.79	\$28.46	\$18.79	\$16.13
Estimated Expense	\$186,434	\$931,596	\$409,988	\$935,324
Expense SqFt	\$7.70	\$13.03	\$9.31	\$7.96
Net Operating Income	\$268,284	\$1,102,334	\$417,651	\$960,988
Full Market Value	\$1,927,998	\$7,926,000	\$3,001,000	\$5,910,000
Market Value per SqFt	\$79.67	\$110.90	\$68.13	\$50.27
Distance from Condominium in miles		0.90	0.89	0.81

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01781-7501	3-02425-0036	3-02425-0029	3-02425-0032
Condominium Section	1536-R1			
Address	794 DE KALB AVENUE	395 SOUTH 3 STREET	399 HEWES STREET	395 HEWES STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	30	29	35
Year Built	2006	1916	1917	1917
Gross SqFt	23,344	23,481	25,800	26,070
Estimated Gross Income	\$576,597	\$723,271	\$689,474	\$490,898
Gross Income per SqFt	\$24.70	\$30.80	\$26.72	\$18.83
Estimated Expense	\$236,405	\$391,101	\$376,742	\$235,673
Expense SqFt	\$10.13	\$16.66	\$14.60	\$9.04
Net Operating Income	\$340,192	\$332,170	\$312,732	\$255,225
Full Market Value	\$2,473,001	\$1,628,000	\$1,529,000	\$1,834,000
Market Value per SqFt	\$105.94	\$69.33	\$59.26	\$70.35
Distance from Condominium in miles		1.26	1.26	1.26

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01840-7501	3-01816-0001	3-01811-0019	
Condominium Section	0376-R1			
Address	582 THROOP AVENUE	588 GATES AVENUE	510 QUINCY STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	13	150	196	
Year Built	1910	1973	1974	
Gross SqFt	11,030	117,570	212,405	
Estimated Gross Income	\$166,332	\$1,896,312	\$2,977,384	
Gross Income per SqFt	\$15.08	\$16.13	\$14.02	
Estimated Expense	\$81,401	\$935,324	\$1,444,030	
Expense SqFt	\$7.38	\$7.96	\$6.80	
Net Operating Income	\$84,931	\$960,988	\$1,533,354	
Full Market Value	\$536,802	\$5,910,000	\$9,416,000	
Market Value per SqFt	\$48.67	\$50.27	\$44.33	
Distance from Condominium in miles		0.30	0.34	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01885-7501	3-02424-0006	3-02413-0031	3-02104-0008
Condominium Section	1005-R1			
Address	53 FRANKLIN AVENUE	354 SOUTH 2 STREET	385 SOUTH 2 STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	29	22	71
Year Built	2002	1920	1915	1927
Gross SqFt	13,115	24,126	20,295	44,046
Estimated Gross Income	\$248,792	\$499,299	\$395,336	\$827,639
Gross Income per SqFt	\$18.97	\$20.70	\$19.48	\$18.79
Estimated Expense	\$102,005	\$320,801	\$198,149	\$409,988
Expense SqFt	\$7.78	\$13.30	\$9.76	\$9.31
Net Operating Income	\$146,787	\$178,498	\$197,187	\$417,651
Full Market Value	\$1,079,000	\$1,050,000	\$856,000	\$3,001,000
Market Value per SqFt	\$82.27	\$43.52	\$42.18	\$68.13
Distance from Condominium in miles		0.86	0.90	0.90

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01885-7502	3-01914-0036	3-01914-0135	
Condominium Section	1386-R1			
Address	42 SKILLMAN STREET	908 BEDFORD AVENUE	904 BEDFORD AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	20	18	18	
Year Built	2004	2005	2005	
Gross SqFt	25,423	26,000	26,000	
Estimated Gross Income	\$463,207	\$473,722	\$473,722	
Gross Income per SqFt	\$18.22	\$18.22	\$18.22	
Estimated Expense	\$189,915	\$208,745	\$206,197	
Expense SqFt	\$7.47	\$8.03	\$7.93	
Net Operating Income	\$273,292	\$264,977	\$267,525	
Full Market Value	\$1,967,005	\$1,907,000	\$1,925,000	
Market Value per SqFt	\$77.37	\$73.35	\$74.04	
Distance from Condominium in miles		0.29	0.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01885-7503	3-02424-0006	3-02413-0031	3-02104-0008
Condominium Section	1056-R1			
Address	38 SKILLMAN STREET	354 SOUTH 2 STREET	385 SOUTH 2 STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	29	22	71
Year Built	2004	1920	1915	1927
Gross SqFt	13,007	24,126	20,295	44,046
Estimated Gross Income	\$246,743	\$499,299	\$395,336	\$827,639
Gross Income per SqFt	\$18.97	\$20.70	\$19.48	\$18.79
Estimated Expense	\$101,165	\$320,801	\$198,149	\$409,988
Expense SqFt	\$7.78	\$13.30	\$9.76	\$9.31
Net Operating Income	\$145,578	\$178,498	\$197,187	\$417,651
Full Market Value	\$1,045,000	\$1,050,000	\$856,000	\$3,001,000
Market Value per SqFt	\$80.34	\$43.52	\$42.18	\$68.13
Distance from Condominium in miles		0.86	0.90	0.90

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01887-7502	3-01909-0011	3-01892-0061	
Condominium Section	0400-R1			
Address	95 VANDERBILT AVENUE	139 EMERSON PLACE	98 GRAND AVENUE	
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	24	50	26	
Year Built	1991	1946	1946	
Gross SqFt	60,350	45,670	25,000	
Estimated Gross Income	\$1,031,382	\$862,335	\$560,325	
Gross Income per SqFt	\$17.09	\$18.88	\$22.41	
Estimated Expense	\$460,471	\$365,576	\$215,155	
Expense SqFt	\$7.63	\$8.00	\$8.61	
Net Operating Income	\$570,911	\$496,759	\$345,170	
Full Market Value	\$4,127,007	\$3,566,000	\$2,524,000	
Market Value per SqFt	\$68.38	\$78.08	\$100.96	
Distance from Condominium in miles		0.44	0.26	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01890-7501	3-02100-0076	3-01979-0015	3-01946-0004
Condominium Section	2502-R1			
Address	163 WASHINGTON AVENUE	93 LAFAYETTE AVENUE	475 WASHINGTON AVENUE	379 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	FORT GREENE	CLINTON HILL	CLINTON HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	49	78	47	86
Year Built	2009	1936	1931	1905
Gross SqFt	53,178	57,460	63,450	113,924
Estimated Gross Income	\$1,030,590	\$1,249,953	\$1,229,434	\$2,020,566
Gross Income per SqFt	\$19.38	\$21.75	\$19.38	\$17.74
Estimated Expense	\$432,848	\$643,634	\$534,037	\$928,931
Expense SqFt	\$8.14	\$11.20	\$8.42	\$8.15
Net Operating Income	\$597,742	\$606,319	\$695,397	\$1,091,635
Full Market Value	\$4,285,998	\$4,162,000	\$4,986,000	\$7,872,000
Market Value per SqFt	\$80.60	\$72.43	\$78.58	\$69.10
Distance from Condominium in miles		0.59	0.76	0.49

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01893-7501	3-02013-0141	3-01948-0065	
Condominium Section	2344-R1			
Address	72 STEUBEN STREET	262 ST JAMES PLACE	47 CLIFTON PLACE	
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	10	20	16	
Year Built	2007	1930	1905	
Gross SqFt	11,935	10,060	9,520	
Estimated Gross Income	\$247,055	\$264,071	\$260,690	
Gross Income per SqFt	\$20.70	\$26.25	\$27.38	
Estimated Expense	\$101,293	\$108,270	\$99,206	
Expense SqFt	\$8.49	\$10.76	\$10.42	
Net Operating Income	\$145,762	\$155,801	\$161,484	
Full Market Value	\$974,600	\$1,128,000	\$1,165,000	
Market Value per SqFt	\$81.66	\$112.13	\$122.37	
Distance from Condominium in miles		0.88	0.46	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01897-7508	3-02437-0003	3-02424-0012	3-02424-0006
Condominium Section	1912-R1			
Address	609 MYRTLE AVENUE	350 KEAP STREET	362 SOUTH 2 STREET	354 SOUTH 2 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	29	30	29
Year Built	2005	1912	1915	1920
Gross SqFt	20,620	20,430	21,197	24,126
Estimated Gross Income	\$426,834	\$503,375	\$521,344	\$499,299
Gross Income per SqFt	\$20.70	\$24.64	\$24.60	\$20.70
Estimated Expense	\$177,136	\$226,216	\$283,683	\$320,801
Expense SqFt	\$8.59	\$11.07	\$13.38	\$13.30
Net Operating Income	\$249,698	\$277,159	\$237,661	\$178,498
Full Market Value	\$1,833,999	\$1,059,000	\$1,098,000	\$1,050,000
Market Value per SqFt	\$88.94	\$51.84	\$51.80	\$43.52
Distance from Condominium in miles		1.00	1.05	1.05

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01898-7501	3-02437-0003	3-02424-0012	3-02104-0008
Condominium Section	1871-R1			
Address	86 FRANKLIN AVENUE	350 KEAP STREET	362 SOUTH 2 STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	7	29	30	71
Year Built	2006	1912	1915	1927
Gross SqFt	9,965	20,430	21,197	44,046
Estimated Gross Income	\$206,276	\$503,375	\$521,344	\$827,639
Gross Income per SqFt	\$20.70	\$24.64	\$24.60	\$18.79
Estimated Expense	\$84,573	\$226,216	\$283,683	\$409,988
Expense SqFt	\$8.49	\$11.07	\$13.38	\$9.31
Net Operating Income	\$121,703	\$277,159	\$237,661	\$417,651
Full Market Value	\$894,000	\$1,059,000	\$1,098,000	\$3,001,000
Market Value per SqFt	\$89.71	\$51.84	\$51.80	\$68.13
Distance from Condominium in miles		0.97	1.03	0.77

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01899-7501	3-02437-0003	3-02424-0012	3-02104-0008
Condominium Section	0992-R1			
Address	128 SKILLMAN STREET	350 KEAP STREET	362 SOUTH 2 STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	30	71
Year Built	2002	1912	1915	1927
Gross SqFt	17,958	20,430	21,197	44,046
Estimated Gross Income	\$371,731	\$503,375	\$521,344	\$827,639
Gross Income per SqFt	\$20.70	\$24.64	\$24.60	\$18.79
Estimated Expense	\$152,410	\$226,216	\$283,683	\$409,988
Expense SqFt	\$8.49	\$11.07	\$13.38	\$9.31
Net Operating Income	\$219,321	\$277,159	\$237,661	\$417,651
Full Market Value	\$1,610,996	\$1,059,000	\$1,098,000	\$3,001,000
Market Value per SqFt	\$89.71	\$51.84	\$51.80	\$68.13
Distance from Condominium in miles		0.95	1.00	0.82

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01899-7502	3-02437-0003	3-02424-0012	3-02104-0008
Condominium Section	1231-R1			
Address	102 SKILLMAN STREET	350 KEAP STREET	362 SOUTH 2 STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	4	29	30	71
Year Built	2003	1912	1915	1927
Gross SqFt	7,968	20,430	21,197	44,046
Estimated Gross Income	\$164,938	\$503,375	\$521,344	\$827,639
Gross Income per SqFt	\$20.70	\$24.64	\$24.60	\$18.79
Estimated Expense	\$67,625	\$226,216	\$283,683	\$409,988
Expense SqFt	\$8.49	\$11.07	\$13.38	\$9.31
Net Operating Income	\$97,313	\$277,159	\$237,661	\$417,651
Full Market Value	\$715,000	\$1,059,000	\$1,098,000	\$3,001,000
Market Value per SqFt	\$89.73	\$51.84	\$51.80	\$68.13
Distance from Condominium in miles		0.95	1.00	0.82

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01899-7503	3-02437-0003	3-02424-0012	3-02104-0008
Condominium Section	1233-R1			
Address	94 SKILLMAN STREET	350 KEAP STREET	362 SOUTH 2 STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	30	71
Year Built	2002	1912	1915	1927
Gross SqFt	15,531	20,430	21,197	44,046
Estimated Gross Income	\$321,492	\$503,375	\$521,344	\$827,639
Gross Income per SqFt	\$20.70	\$24.64	\$24.60	\$18.79
Estimated Expense	\$131,812	\$226,216	\$283,683	\$409,988
Expense SqFt	\$8.49	\$11.07	\$13.38	\$9.31
Net Operating Income	\$189,680	\$277,159	\$237,661	\$417,651
Full Market Value	\$1,392,998	\$1,059,000	\$1,098,000	\$3,001,000
Market Value per SqFt	\$89.69	\$51.84	\$51.80	\$68.13
Distance from Condominium in miles		0.95	1.00	0.82

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01899-7504	3-02437-0003	3-02424-0012	3-02104-0008
Condominium Section	1836-R1			
Address	88 SKILLMAN STREET	350 KEAP STREET	362 SOUTH 2 STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	5	29	30	71
Year Built	2006	1912	1915	1927
Gross SqFt	10,746	20,430	21,197	44,046
Estimated Gross Income	\$222,442	\$503,375	\$521,344	\$827,639
Gross Income per SqFt	\$20.70	\$24.64	\$24.60	\$18.79
Estimated Expense	\$91,201	\$226,216	\$283,683	\$409,988
Expense SqFt	\$8.49	\$11.07	\$13.38	\$9.31
Net Operating Income	\$131,241	\$277,159	\$237,661	\$417,651
Full Market Value	\$964,000	\$1,059,000	\$1,098,000	\$3,001,000
Market Value per SqFt	\$89.71	\$51.84	\$51.80	\$68.13
Distance from Condominium in miles		0.95	1.00	0.82

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01899-7505	3-02437-0003	3-02424-0035	3-02104-0008
Condominium Section	1234-R1			
Address	98 SKILLMAN STREET	350 KEAP STREET	347 SOUTH 3 STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	6	29	29	71
Year Built	2002	1912	1915	1927
Gross SqFt	27,054	20,430	23,467	44,046
Estimated Gross Income	\$560,018	\$503,375	\$503,375	\$827,639
Gross Income per SqFt	\$20.70	\$24.64	\$21.45	\$18.79
Estimated Expense	\$229,607	\$226,216	\$275,528	\$409,988
Expense SqFt	\$8.49	\$11.07	\$11.74	\$9.31
Net Operating Income	\$330,411	\$277,159	\$227,847	\$417,651
Full Market Value	\$2,427,999	\$1,059,000	\$1,059,000	\$3,001,000
Market Value per SqFt	\$89.75	\$51.84	\$45.13	\$68.13
Distance from Condominium in miles		0.95	1.00	0.82

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01900-7502	3-02424-0012	3-02424-0035	3-02104-0008
Condominium Section	1258-R1			
Address	876 BEDFORD AVENUE	362 SOUTH 2 STREET	347 SOUTH 3 STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	30	29	71
Year Built	2004	1915	1915	1927
Gross SqFt	14,095	21,197	23,467	44,046
Estimated Gross Income	\$291,767	\$521,344	\$503,375	\$827,639
Gross Income per SqFt	\$20.70	\$24.60	\$21.45	\$18.79
Estimated Expense	\$119,624	\$283,683	\$275,528	\$409,988
Expense SqFt	\$8.49	\$13.38	\$11.74	\$9.31
Net Operating Income	\$172,143	\$237,661	\$227,847	\$417,651
Full Market Value	\$1,264,996	\$1,098,000	\$1,059,000	\$3,001,000
Market Value per SqFt	\$89.75	\$51.80	\$45.13	\$68.13
Distance from Condominium in miles		0.99	0.99	0.86

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01900-7503	3-02424-0012	3-02424-0035	3-02104-0008
Condominium Section	1351-R1			
Address	103 SKILLMAN STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	30	29	71
Year Built	2005	1915	1915	1927
Gross SqFt	17,536	21,197	23,467	44,046
Estimated Gross Income	\$362,995	\$521,344	\$503,375	\$827,639
Gross Income per SqFt	\$20.70	\$24.60	\$21.45	\$18.79
Estimated Expense	\$148,828	\$283,683	\$275,528	\$409,988
Expense SqFt	\$8.49	\$13.38	\$11.74	\$9.31
Net Operating Income	\$214,167	\$237,661	\$227,847	\$417,651
Full Market Value	\$1,572,999	\$1,098,000	\$1,059,000	\$3,001,000
Market Value per SqFt	\$89.70	\$51.80	\$45.13	\$68.13
Distance from Condominium in miles		0.99	0.99	0.86

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01900-7505	3-02424-0035	3-02424-0006	3-02425-0032
Condominium Section	1369-R1			
Address	858 BEDFORD AVENUE	347 SOUTH 3 STREET	354 SOUTH 2 STREET	395 HEWES STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	29	29	35
Year Built		1915	1920	1917
Gross SqFt	13,470	23,467	24,126	26,070
Estimated Gross Income	\$278,829	\$503,375	\$499,299	\$490,898
Gross Income per SqFt	\$20.70	\$21.45	\$20.70	\$18.83
Estimated Expense	\$114,320	\$275,528	\$320,801	\$235,673
Expense SqFt	\$8.49	\$11.74	\$13.30	\$9.04
Net Operating Income	\$164,509	\$227,847	\$178,498	\$255,225
Full Market Value	\$1,209,000	\$1,059,000	\$1,050,000	\$1,834,000
Market Value per SqFt	\$89.76	\$45.13	\$43.52	\$70.35
Distance from Condominium in miles		0.99	0.99	0.97

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01900-7508	3-02424-0012	3-02424-0035	3-02104-0008
Condominium Section	1360-R1			
Address	111 SKILLMAN STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	30	29	71
Year Built	2003	1915	1915	1927
Gross SqFt	17,274	21,197	23,467	44,046
Estimated Gross Income	\$357,572	\$521,344	\$503,375	\$827,639
Gross Income per SqFt	\$20.70	\$24.60	\$21.45	\$18.79
Estimated Expense	\$146,605	\$283,683	\$275,528	\$409,988
Expense SqFt	\$8.49	\$13.38	\$11.74	\$9.31
Net Operating Income	\$210,967	\$237,661	\$227,847	\$417,651
Full Market Value	\$1,550,001	\$1,098,000	\$1,059,000	\$3,001,000
Market Value per SqFt	\$89.73	\$51.80	\$45.13	\$68.13
Distance from Condominium in miles		0.99	0.99	0.86

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01900-7509	3-02437-0003	3-02424-0012	3-02424-0035
Condominium Section	2117-R1			
Address	79 SKILLMAN AVENUE	350 KEAP STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	29	30	29
Year Built	2006	1912	1915	1915
Gross SqFt	19,639	20,430	21,197	23,467
Estimated Gross Income	\$421,257	\$503,375	\$521,344	\$503,375
Gross Income per SqFt	\$21.45	\$24.64	\$24.60	\$21.45
Estimated Expense	\$172,715	\$226,216	\$283,683	\$275,528
Expense SqFt	\$8.79	\$11.07	\$13.38	\$11.74
Net Operating Income	\$248,542	\$277,159	\$237,661	\$227,847
Full Market Value	\$1,825,996	\$1,059,000	\$1,098,000	\$1,059,000
Market Value per SqFt	\$92.98	\$51.84	\$51.80	\$45.13
Distance from Condominium in miles		0.94	0.99	0.99

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01900-7510	3-02437-0003	3-02424-0012	3-02424-0035
Condominium Section	1349-R1			
Address	107 SKILLMAN STREET	350 KEAP STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	30	29
Year Built	2004	1912	1915	1915
Gross SqFt	20,930	20,430	21,197	23,467
Estimated Gross Income	\$448,949	\$503,375	\$521,344	\$503,375
Gross Income per SqFt	\$21.45	\$24.64	\$24.60	\$21.45
Estimated Expense	\$184,069	\$226,216	\$283,683	\$275,528
Expense SqFt	\$8.79	\$11.07	\$13.38	\$11.74
Net Operating Income	\$264,880	\$277,159	\$237,661	\$227,847
Full Market Value	\$1,942,001	\$1,059,000	\$1,098,000	\$1,059,000
Market Value per SqFt	\$92.79	\$51.84	\$51.80	\$45.13
Distance from Condominium in miles		0.94	0.99	0.99

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01900-7513	3-02437-0003	3-02424-0012	3-02424-0035
Condominium Section	2400-R1			
Address	75 SKILLMAN STREET	350 KEAP STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	30	29
Year Built	2009	1912	1915	1915
Gross SqFt	18,965	20,430	21,197	23,467
Estimated Gross Income	\$406,799	\$503,375	\$521,344	\$503,375
Gross Income per SqFt	\$21.45	\$24.64	\$24.60	\$21.45
Estimated Expense	\$166,788	\$226,216	\$283,683	\$275,528
Expense SqFt	\$8.79	\$11.07	\$13.38	\$11.74
Net Operating Income	\$240,011	\$277,159	\$237,661	\$227,847
Full Market Value	\$1,550,000	\$1,059,000	\$1,098,000	\$1,059,000
Market Value per SqFt	\$81.73	\$51.84	\$51.80	\$45.13
Distance from Condominium in miles		0.94	0.99	0.99

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01903-7501	3-02188-0016	3-02183-0058	
Condominium Section	0312-R1			
Address	446 MYRTLE AVENUE	200 ROSS STREET	189 ROSS STREET	
Neighborhood	CLINTON HILL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	14	30	35	
Year Built	1900	1916	1925	
Gross SqFt	15,401	25,000	25,800	
Estimated Gross Income	\$218,592	\$311,875	\$408,672	
Gross Income per SqFt	\$14.19	\$12.48	\$15.84	
Estimated Expense	\$104,924	\$172,661	\$204,336	
Expense SqFt	\$6.81	\$6.91	\$7.92	
Net Operating Income	\$113,668	\$139,214	\$204,336	
Full Market Value	\$788,000	\$899,000	\$1,243,000	
Market Value per SqFt	\$51.17	\$35.96	\$48.18	
Distance from Condominium in miles		1.03	1.06	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01913-7507	3-01959-0027	3-02437-0003	3-02104-0008
Condominium Section	1024-R1			
Address	664 MYRTLE AVENUE	80 GREENE AVENUE	350 KEAP STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	97	29	71
Year Built	2003	1982	1912	1927
Gross SqFt	15,957	71,470	20,430	44,046
Estimated Gross Income	\$393,180	\$2,033,930	\$503,375	\$827,639
Gross Income per SqFt	\$24.64	\$28.46	\$24.64	\$18.79
Estimated Expense	\$161,204	\$931,596	\$226,216	\$409,988
Expense SqFt	\$10.10	\$13.03	\$11.07	\$9.31
Net Operating Income	\$231,976	\$1,102,334	\$277,159	\$417,651
Full Market Value	\$1,686,001	\$7,926,000	\$1,059,000	\$3,001,000
Market Value per SqFt	\$105.66	\$110.90	\$51.84	\$68.13
Distance from Condominium in miles		0.83	1.08	0.77

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01913-7508	3-01959-0027	3-02104-0008	3-01771-0016
Condominium Section	1239-R1			
Address	662 MYRTLE AVENUE	80 GREENE AVENUE	299 ADELPHI STREET	96 HART STREET
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	FORT GREENE	BEDFORD STUYVESANT
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	5	97	71	20
Year Built	2004	1982	1927	1931
Gross SqFt	6,127	71,470	44,046	16,544
Estimated Gross Income	\$115,126	\$2,033,930	\$827,639	\$196,015
Gross Income per SqFt	\$18.79	\$28.46	\$18.79	\$11.85
Estimated Expense	\$43,869	\$931,596	\$409,988	\$82,822
Expense SqFt	\$7.16	\$13.03	\$9.31	\$5.01
Net Operating Income	\$71,257	\$1,102,334	\$417,651	\$113,193
Full Market Value	\$513,000	\$7,926,000	\$3,001,000	\$723,000
Market Value per SqFt	\$83.73	\$110.90	\$68.13	\$43.70
Distance from Condominium in miles		0.83	0.77	0.53

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01913-7512	3-01959-0027	3-02437-0003	3-02104-0008
Condominium Section	1489-R1			
Address	189 FRANKLIN AVENUE	80 GREENE AVENUE	350 KEAP STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	97	29	71
Year Built	2006	1982	1912	1927
Gross SqFt	17,259	71,470	20,430	44,046
Estimated Gross Income	\$425,262	\$2,033,930	\$503,375	\$827,639
Gross Income per SqFt	\$24.64	\$28.46	\$24.64	\$18.79
Estimated Expense	\$174,357	\$931,596	\$226,216	\$409,988
Expense SqFt	\$10.10	\$13.03	\$11.07	\$9.31
Net Operating Income	\$250,905	\$1,102,334	\$277,159	\$417,651
Full Market Value	\$1,823,998	\$7,926,000	\$1,059,000	\$3,001,000
Market Value per SqFt	\$105.68	\$110.90	\$51.84	\$68.13
Distance from Condominium in miles		0.83	1.08	0.77

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01914-7502	3-01794-0009	3-01826-0030	
Condominium Section	1061-R1			
Address	163 SKILLMAN STREET	340 CLIFTON PLACE	466 MADISON STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	14	19	20	
Year Built	2003	1931	1900	
Gross SqFt	17,065	17,800	16,640	
Estimated Gross Income	\$276,453	\$336,150	\$244,212	
Gross Income per SqFt	\$16.20	\$18.88	\$14.68	
Estimated Expense	\$113,312	\$143,298	\$110,735	
Expense SqFt	\$6.64	\$8.05	\$6.65	
Net Operating Income	\$163,141	\$192,852	\$133,477	
Full Market Value	\$1,111,000	\$1,385,000	\$921,000	
Market Value per SqFt	\$65.10	\$77.81	\$55.35	
Distance from Condominium in miles		0.49	1.03	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01914-7504	3-01974-0004	3-01852-0025	3-01827-0089
Condominium Section	2663-R1			
Address	173 SKILLMAN STREET	379 FRANKLIN AVENUE	216 MACON STREET	117 JEFFERSON AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	29	16	23
Year Built	2010	1900	1900	1910
Gross SqFt	22,160	20,000	15,888	26,280
Estimated Gross Income	\$280,102	\$293,695	\$259,396	\$373,897
Gross Income per SqFt	\$12.64	\$14.68	\$16.33	\$14.23
Estimated Expense	\$101,050	\$167,547	\$96,109	\$218,844
Expense SqFt	\$4.56	\$8.38	\$6.05	\$8.33
Net Operating Income	\$179,052	\$126,148	\$163,287	\$155,053
Full Market Value	\$1,198,003	\$824,000	\$1,111,000	\$1,075,000
Market Value per SqFt	\$54.06	\$41.20	\$69.93	\$40.91
Distance from Condominium in miles		0.53	1.13	0.74

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01924-7501	3-01959-0027	3-02108-0021	3-02104-0008
Condominium Section	0547-R1			
Address	263 CLASSON AVENUE	80 GREENE AVENUE	25 LAFAYETTE AVENUE	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	95	97	35	71
Year Built	1920	1982	1900	1927
Gross SqFt	130,468	71,470	27,144	44,046
Estimated Gross Income	\$3,214,732	\$2,033,930	\$525,261	\$827,639
Gross Income per SqFt	\$24.64	\$28.46	\$19.35	\$18.79
Estimated Expense	\$1,575,219	\$931,596	\$226,573	\$409,988
Expense SqFt	\$12.07	\$13.03	\$8.35	\$9.31
Net Operating Income	\$1,639,513	\$1,102,334	\$298,688	\$417,651
Full Market Value	\$11,918,003	\$7,926,000	\$2,142,000	\$3,001,000
Market Value per SqFt	\$91.35	\$110.90	\$78.91	\$68.13
Distance from Condominium in miles		0.62	0.97	0.58

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01925-7501	3-01959-0027	3-02437-0003	3-02104-0008
Condominium Section	1432-R1			
Address	970 KENT AVENUE	80 GREENE AVENUE	350 KEAP STREET	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	WILLIAMSBURG-SOUTH	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	103	97	29	71
Year Built		1982	1912	1927
Gross SqFt	107,974	71,470	20,430	44,046
Estimated Gross Income	\$2,660,479	\$2,033,930	\$503,375	\$827,639
Gross Income per SqFt	\$24.64	\$28.46	\$24.64	\$18.79
Estimated Expense	\$1,079,740	\$931,596	\$226,216	\$409,988
Expense SqFt	\$10.00	\$13.03	\$11.07	\$9.31
Net Operating Income	\$1,580,739	\$1,102,334	\$277,159	\$417,651
Full Market Value	\$11,490,001	\$7,926,000	\$1,059,000	\$3,001,000
Market Value per SqFt	\$106.41	\$110.90	\$51.84	\$68.13
Distance from Condominium in miles		0.66	1.24	0.62

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01926-7501	3-01959-0027	3-02108-0021	3-02104-0008
Condominium Section	1167-R1			
Address	240 FRANKLIN AVENUE	80 GREENE AVENUE	25 LAFAYETTE AVENUE	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	4	97	35	71
Year Built	2004	1982	1900	1927
Gross SqFt	6,056	71,470	27,144	44,046
Estimated Gross Income	\$117,184	\$2,033,930	\$525,261	\$827,639
Gross Income per SqFt	\$19.35	\$28.46	\$19.35	\$18.79
Estimated Expense	\$50,568	\$931,596	\$226,573	\$409,988
Expense SqFt	\$8.35	\$13.03	\$8.35	\$9.31
Net Operating Income	\$66,616	\$1,102,334	\$298,688	\$417,651
Full Market Value	\$478,001	\$7,926,000	\$2,142,000	\$3,001,000
Market Value per SqFt	\$78.93	\$110.90	\$78.91	\$68.13
Distance from Condominium in miles		0.71	1.08	0.68

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01926-7503	3-02119-0010	3-01959-0027	3-02108-0021
Condominium Section	2081-R1			
Address	234 FRANKLIN AVENUE	301 CUMBERLAND STREET	80 GREENE AVENUE	25 LAFAYETTE AVENUE
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	8	40	97	35
Year Built	2007	1928	1982	1900
Gross SqFt	8,327	19,350	71,470	27,144
Estimated Gross Income	\$236,986	\$572,963	\$2,033,930	\$525,261
Gross Income per SqFt	\$28.46	\$29.61	\$28.46	\$19.35
Estimated Expense	\$94,928	\$260,769	\$931,596	\$226,573
Expense SqFt	\$11.40	\$13.48	\$13.03	\$8.35
Net Operating Income	\$142,058	\$312,194	\$1,102,334	\$298,688
Full Market Value	\$1,021,001	\$2,340,000	\$7,926,000	\$2,142,000
Market Value per SqFt	\$122.61	\$120.93	\$110.90	\$78.91
Distance from Condominium in miles		0.80	0.71	1.08

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01927-7501	3-01959-0027	3-02108-0021	3-02104-0008
Condominium Section	2009-R1			
Address	222 SKILLMAN STREET	80 GREENE AVENUE	25 LAFAYETTE AVENUE	299 ADELPHI STREET
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	67	97	35	71
Year Built	2003	1982	1900	1927
Gross SqFt	76,541	71,470	27,144	44,046
Estimated Gross Income	\$1,481,068	\$2,033,930	\$525,261	\$827,639
Gross Income per SqFt	\$19.35	\$28.46	\$19.35	\$18.79
Estimated Expense	\$639,117	\$931,596	\$226,573	\$409,988
Expense SqFt	\$8.35	\$13.03	\$8.35	\$9.31
Net Operating Income	\$841,951	\$1,102,334	\$298,688	\$417,651
Full Market Value	\$6,037,009	\$7,926,000	\$2,142,000	\$3,001,000
Market Value per SqFt	\$78.87	\$110.90	\$78.91	\$68.13
Distance from Condominium in miles		0.76	1.14	0.74

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01931-7501	3-01959-0027	3-00268-0039	3-02108-0021
Condominium Section	0932-R1			
Address	320 WASHINGTON AVENUE	80 GREENE AVENUE	54 LIVINGSTON STREET	25 LAFAYETTE AVENUE
Neighborhood	CLINTON HILL	FORT GREENE	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	97	32	35
Year Built		1982	1900	1900
Gross SqFt	29,054	71,470	21,040	27,144
Estimated Gross Income	\$564,810	\$2,033,930	\$409,047	\$525,261
Gross Income per SqFt	\$19.44	\$28.46	\$19.44	\$19.35
Estimated Expense	\$269,331	\$931,596	\$195,029	\$226,573
Expense SqFt	\$9.27	\$13.03	\$9.27	\$8.35
Net Operating Income	\$295,479	\$1,102,334	\$214,018	\$298,688
Full Market Value	\$1,726,990	\$7,926,000	\$1,529,000	\$2,142,000
Market Value per SqFt	\$59.44	\$110.90	\$72.67	\$78.91
Distance from Condominium in miles		0.28	1.39	0.61

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01941-7501	3-01914-0036	3-01914-0135	3-01966-0004
Condominium Section	1603-R1			
Address	260 SKILLMAN STREET	908 BEDFORD AVENUE	904 BEDFORD AVENUE	309 GRAND AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	18	18	16
Year Built	2006	2005	2005	2005
Gross SqFt	40,106	26,000	26,000	21,600
Estimated Gross Income	\$784,072	\$473,722	\$473,722	\$422,280
Gross Income per SqFt	\$19.55	\$18.22	\$18.22	\$19.55
Estimated Expense	\$321,470	\$208,745	\$206,197	\$124,834
Expense SqFt	\$8.02	\$8.03	\$7.93	\$5.78
Net Operating Income	\$462,602	\$264,977	\$267,525	\$297,446
Full Market Value	\$3,315,006	\$1,907,000	\$1,925,000	\$2,132,000
Market Value per SqFt	\$82.66	\$73.35	\$74.04	\$98.70
Distance from Condominium in miles		0.26	0.26	0.31

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01949-7501	3-01914-0035	3-01914-0036	3-01914-0135
Condominium Section	1594-R1			
Address	367 CLASSON AVENUE	902 BEDFORD AVENUE	908 BEDFORD AVENUE	904 BEDFORD AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	19	18	18	18
Year Built	2006	2005	2005	2005
Gross SqFt	11,899	13,000	26,000	26,000
Estimated Gross Income	\$216,800	\$210,543	\$473,722	\$473,722
Gross Income per SqFt	\$18.22	\$16.20	\$18.22	\$18.22
Estimated Expense	\$86,625	\$75,688	\$208,745	\$206,197
Expense SqFt	\$7.28	\$5.82	\$8.03	\$7.93
Net Operating Income	\$130,175	\$134,855	\$264,977	\$267,525
Full Market Value	\$937,000	\$918,000	\$1,907,000	\$1,925,000
Market Value per SqFt	\$78.75	\$70.62	\$73.35	\$74.04
Distance from Condominium in miles		0.36	0.36	0.36

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01957-7501	3-01959-0027	3-00171-0049	3-02108-0021
Condominium Section	0232-R1			
Address	415 CARLTON AVENUE	80 GREENE AVENUE	337 STATE STREET	25 LAFAYETTE AVENUE
Neighborhood	FORT GREENE	FORT GREENE	DOWNTOWN-FULTON MALL	FORT GREENE
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	31	97	60	35
Year Built	1988	1982	1930	1900
Gross SqFt	40,875	71,470	39,770	27,144
Estimated Gross Income	\$899,659	\$2,033,930	\$875,152	\$525,261
Gross Income per SqFt	\$22.01	\$28.46	\$22.01	\$19.35
Estimated Expense	\$367,875	\$931,596	\$261,107	\$226,573
Expense SqFt	\$9.00	\$13.03	\$6.57	\$8.35
Net Operating Income	\$531,784	\$1,102,334	\$614,045	\$298,688
Full Market Value	\$3,894,003	\$7,926,000	\$4,497,000	\$2,142,000
Market Value per SqFt	\$95.27	\$110.90	\$113.08	\$78.91
Distance from Condominium in miles		0.11	0.79	0.39

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01957-7501	3-02098-0011	3-02096-0014	
Condominium Section	0232-R2			
Address	387 ADELPHI STREET	63 FT GREENE PLACE	205 ASHLAND PLACE	
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	21	16	
Year Built		1930	1931	
Gross SqFt	19,724	17,080	25,032	
Estimated Gross Income	\$385,604	\$380,372	\$603,191	
Gross Income per SqFt	\$19.55	\$22.27	\$24.10	
Estimated Expense	\$157,792	\$175,241	\$256,419	
Expense SqFt	\$8.00	\$10.26	\$10.24	
Net Operating Income	\$227,812	\$205,131	\$346,772	
Full Market Value	\$1,350,000	\$1,500,000	\$2,524,000	
Market Value per SqFt	\$68.44	\$87.82	\$100.83	
Distance from Condominium in miles		0.41	0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01957-7501	3-01959-0027	3-02108-0021	3-02104-0008
Condominium Section	0232-R3			
Address	421 ADELPHI STREET	80 GREENE AVENUE	25 LAFAYETTE AVENUE	299 ADELPHI STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	97	35	71
Year Built		1982	1900	1927
Gross SqFt	31,540	71,470	27,144	44,046
Estimated Gross Income	\$610,299	\$2,033,930	\$525,261	\$827,639
Gross Income per SqFt	\$19.35	\$28.46	\$19.35	\$18.79
Estimated Expense	\$263,359	\$931,596	\$226,573	\$409,988
Expense SqFt	\$8.35	\$13.03	\$8.35	\$9.31
Net Operating Income	\$346,940	\$1,102,334	\$298,688	\$417,651
Full Market Value	\$2,159,998	\$7,926,000	\$2,142,000	\$3,001,000
Market Value per SqFt	\$68.48	\$110.90	\$78.91	\$68.13
Distance from Condominium in miles		0.05	0.45	0.23

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01957-7501	3-02119-0010	3-02108-0021	3-02104-0008
Condominium Section	0232-R4			
Address	5 GATES AVENUE	301 CUMBERLAND STREET	25 LAFAYETTE AVENUE	299 ADELPHI STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	40	35	71
Year Built		1928	1900	1927
Gross SqFt	34,890	19,350	27,144	44,046
Estimated Gross Income	\$675,122	\$572,963	\$525,261	\$827,639
Gross Income per SqFt	\$19.35	\$29.61	\$19.35	\$18.79
Estimated Expense	\$291,332	\$260,769	\$226,573	\$409,988
Expense SqFt	\$8.35	\$13.48	\$8.35	\$9.31
Net Operating Income	\$383,790	\$312,194	\$298,688	\$417,651
Full Market Value	\$2,348,005	\$2,340,000	\$2,142,000	\$3,001,000
Market Value per SqFt	\$67.30	\$120.93	\$78.91	\$68.13
Distance from Condominium in miles		0.20	0.50	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01960-7501	3-01959-0027	3-02108-0021	3-02104-0008
Condominium Section	1305-R1			
Address	430 CLINTON AVENUE	80 GREENE AVENUE	25 LAFAYETTE AVENUE	299 ADELPHI STREET
Neighborhood	CLINTON HILL	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	48	97	35	71
Year Built	1930	1982	1900	1927
Gross SqFt	38,056	71,470	27,144	44,046
Estimated Gross Income	\$736,384	\$2,033,930	\$525,261	\$827,639
Gross Income per SqFt	\$19.35	\$28.46	\$19.35	\$18.79
Estimated Expense	\$337,557	\$931,596	\$226,573	\$409,988
Expense SqFt	\$8.87	\$13.03	\$8.35	\$9.31
Net Operating Income	\$398,827	\$1,102,334	\$298,688	\$417,651
Full Market Value	\$2,738,999	\$7,926,000	\$2,142,000	\$3,001,000
Market Value per SqFt	\$71.97	\$110.90	\$78.91	\$68.13
Distance from Condominium in miles		0.05	0.55	0.26

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01966-7502	3-01963-0032	3-01984-0011	3-02013-0041
Condominium Section	1646-R1			
Address	252 GREENE AVENUE	401 WASHINGTON AVENUE	51 IRVING PLACE	260 ST JAMES PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	14	20
Year Built	1930	1900	1930	1930
Gross SqFt	9,280	9,000	9,180	10,060
Estimated Gross Income	\$181,424	\$177,123	\$179,176	\$246,576
Gross Income per SqFt	\$19.55	\$19.68	\$19.52	\$24.51
Estimated Expense	\$96,046	\$79,861	\$76,276	\$103,210
Expense SqFt	\$10.35	\$8.87	\$8.31	\$10.26
Net Operating Income	\$85,378	\$97,262	\$102,900	\$143,366
Full Market Value	\$612,000	\$697,000	\$738,000	\$1,042,000
Market Value per SqFt	\$65.95	\$77.44	\$80.39	\$103.58
Distance from Condominium in miles		0.21	0.21	0.37

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01966-7503	3-01966-0004	3-01892-0061	3-01943-0038
Condominium Section	1956-R1			
Address	242 GREENE AVENUE	309 GRAND AVENUE	98 GRAND AVENUE	392 CLINTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	13	16	26	16
Year Built	1930	2005	1946	1905
Gross SqFt	20,857	21,600	25,000	16,720
Estimated Gross Income	\$407,754	\$422,280	\$560,325	\$299,121
Gross Income per SqFt	\$19.55	\$19.55	\$22.41	\$17.89
Estimated Expense	\$120,553	\$124,834	\$215,155	\$170,377
Expense SqFt	\$5.78	\$5.78	\$8.61	\$10.19
Net Operating Income	\$287,201	\$297,446	\$345,170	\$128,744
Full Market Value	\$2,057,998	\$2,132,000	\$2,524,000	\$540,000
Market Value per SqFt	\$98.67	\$98.70	\$100.96	\$32.30
Distance from Condominium in miles		0.00	0.57	0.37

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01967-7503	3-01860-0074	3-01637-0001	3-01966-0004
Condominium Section	2237-R1			
Address	95 LEXINGTON AVENUE	57 HERKIMER STREET	854 GATES AVENUE	309 GRAND AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	70	86	16
Year Built	1910	1920	1995	2005
Gross SqFt	29,817	33,042	24,528	21,600
Estimated Gross Income	\$607,840	\$672,101	\$777,494	\$422,280
Gross Income per SqFt	\$20.39	\$20.34	\$31.70	\$19.55
Estimated Expense	\$282,069	\$323,861	\$397,010	\$124,834
Expense SqFt	\$9.46	\$9.80	\$16.19	\$5.78
Net Operating Income	\$325,771	\$348,240	\$380,484	\$297,446
Full Market Value	\$2,335,005	\$2,488,000	\$2,265,000	\$2,132,000
Market Value per SqFt	\$78.31	\$75.30	\$92.34	\$98.70
Distance from Condominium in miles		0.61	1.56	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01969-7501	3-01963-0028	3-01966-0015	3-01948-0020
Condominium Section	0256-R1			
Address	319 GRAND AVENUE	407 WASHINGTON AVENUE	236 GREENE AVENUE	352 LAFAYETTE AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	24	16	16
Year Built	1957	1930	1931	1905
Gross SqFt	59,400	19,744	13,336	10,480
Estimated Gross Income	\$787,644	\$331,330	\$188,353	\$146,660
Gross Income per SqFt	\$13.26	\$16.78	\$14.12	\$13.99
Estimated Expense	\$363,528	\$137,818	\$104,574	\$88,003
Expense SqFt	\$6.12	\$6.98	\$7.84	\$8.40
Net Operating Income	\$424,116	\$193,512	\$83,779	\$58,657
Full Market Value	\$2,942,016	\$1,400,000	\$581,000	\$386,000
Market Value per SqFt	\$49.53	\$70.91	\$43.57	\$36.83
Distance from Condominium in miles		0.16	0.09	0.18

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01972-7501	3-01963-0036	3-01984-0011	3-01948-0065
Condominium Section	2388-R1			
Address	420 CLASSON AVENUE	395 WASHINGTON AVENUE	51 IRVING PLACE	47 CLIFTON PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	15	14	16
Year Built	1899	1930	1930	1905
Gross SqFt	10,734	7,380	9,180	9,520
Estimated Gross Income	\$236,899	\$162,900	\$179,176	\$260,690
Gross Income per SqFt	\$22.07	\$22.07	\$19.52	\$27.38
Estimated Expense	\$95,318	\$62,750	\$76,276	\$99,206
Expense SqFt	\$8.88	\$8.50	\$8.31	\$10.42
Net Operating Income	\$141,581	\$100,150	\$102,900	\$161,484
Full Market Value	\$1,010,998	\$733,000	\$738,000	\$1,165,000
Market Value per SqFt	\$94.19	\$99.32	\$80.39	\$122.37
Distance from Condominium in miles		0.23	0.11	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01979-7501	3-01977-0004	3-02013-0141	3-01978-0034
Condominium Section	1212-R1			
Address	226 ST JAMES PLACE	487 CLINTON AVENUE	262 ST JAMES PLACE	516 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	8	20	20	43
Year Built	1920	1931	1930	1930
Gross SqFt	7,370	9,375	10,060	38,194
Estimated Gross Income	\$193,463	\$274,376	\$264,071	\$523,491
Gross Income per SqFt	\$26.25	\$29.27	\$26.25	\$13.71
Estimated Expense	\$79,301	\$92,016	\$108,270	\$266,258
Expense SqFt	\$10.76	\$9.82	\$10.76	\$6.97
Net Operating Income	\$114,162	\$182,360	\$155,801	\$257,233
Full Market Value	\$754,002	\$1,368,000	\$1,128,000	\$1,699,000
Market Value per SqFt	\$102.31	\$145.92	\$112.13	\$44.48
Distance from Condominium in miles		0.11	0.12	0.06

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01979-7502	3-01959-0027	3-02104-0008	3-02101-0062
Condominium Section	1982-R1			
Address	483 WASHINGTON AVENUE	80 GREENE AVENUE	299 ADELPHI STREET	260 CUMBERLAND STREET
Neighborhood	CLINTON HILL	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	97	71	26
Year Built		1982	1927	1930
Gross SqFt	18,039	71,470	44,046	23,547
Estimated Gross Income	\$280,229	\$2,033,930	\$827,639	\$359,373
Gross Income per SqFt	\$15.53	\$28.46	\$18.79	\$15.26
Estimated Expense	\$128,077	\$931,596	\$409,988	\$174,689
Expense SqFt	\$7.10	\$13.03	\$9.31	\$7.42
Net Operating Income	\$152,152	\$1,102,334	\$417,651	\$184,684
Full Market Value	\$1,093,003	\$7,926,000	\$3,001,000	\$1,269,000
Market Value per SqFt	\$60.59	\$110.90	\$68.13	\$53.89
Distance from Condominium in miles		0.25	0.46	0.58

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01984-7501	3-01915-0063	3-01946-0030	3-01977-0004
Condominium Section	1678-R1			
Address	13 IRVING PLACE	286 CLINTON AVENUE	66 ST JAMES PLACE	487 CLINTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	37	15	20
Year Built	2006	1905	1905	1931
Gross SqFt	11,725	16,400	8,650	9,375
Estimated Gross Income	\$338,640	\$585,782	\$268,412	\$274,376
Gross Income per SqFt	\$28.88	\$35.72	\$31.03	\$29.27
Estimated Expense	\$116,898	\$186,318	\$93,137	\$92,016
Expense SqFt	\$9.97	\$11.36	\$10.77	\$9.82
Net Operating Income	\$221,742	\$399,464	\$175,275	\$182,360
Full Market Value	\$1,592,999	\$2,951,000	\$1,309,000	\$1,368,000
Market Value per SqFt	\$135.86	\$179.94	\$151.33	\$145.92
Distance from Condominium in miles		0.66	0.38	0.36

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01986-7501	3-01966-0004	3-01637-0001	3-01860-0074
Condominium Section	2555-R1			
Address	1142 BEDFORD AVENUE	309 GRAND AVENUE	854 GATES AVENUE	57 HERKIMER STREET
Neighborhood	BEDFORD STUYVESANT	CLINTON HILL	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	16	86	70
Year Built	2009	2005	1995	1920
Gross SqFt	24,001	21,600	24,528	33,042
Estimated Gross Income	\$469,220	\$422,280	\$777,494	\$672,101
Gross Income per SqFt	\$19.55	\$19.55	\$31.70	\$20.34
Estimated Expense	\$164,227	\$124,834	\$397,010	\$323,861
Expense SqFt	\$6.84	\$5.78	\$16.19	\$9.80
Net Operating Income	\$304,993	\$297,446	\$380,484	\$348,240
Full Market Value	\$2,186,001	\$2,132,000	\$2,265,000	\$2,488,000
Market Value per SqFt	\$91.08	\$98.70	\$92.34	\$75.30
Distance from Condominium in miles		0.32	1.42	0.41

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02000-7501	3-01739-0006	3-01914-0135	
Condominium Section	1101-R1			
Address	124 BEDFORD AVENUE	519 MARCY AVENUE	904 BEDFORD AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	36	58	18	
Year Built		2005	2005	
Gross SqFt	32,500	46,133	26,000	
Estimated Gross Income	\$675,597	\$1,302,744	\$473,722	
Gross Income per SqFt	\$20.79	\$28.24	\$18.22	
Estimated Expense	\$211,250	\$254,695	\$206,197	
Expense SqFt	\$6.50	\$5.52	\$7.93	
Net Operating Income	\$464,347	\$1,048,049	\$267,525	
Full Market Value	\$3,083,004	\$7,470,000	\$1,925,000	
Market Value per SqFt	\$94.86	\$161.92	\$74.04	
Distance from Condominium in miles		1.14	0.86	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02013-7501	3-01959-0027	3-02104-0008	3-02101-0062
Condominium Section	0292-R1			
Address	555 WASHINGTON AVENUE	80 GREENE AVENUE	299 ADELPHI STREET	260 CUMBERLAND STREET
Neighborhood	CLINTON HILL	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	53	97	71	26
Year Built	1915	1982	1927	1930
Gross SqFt	63,540	71,470	44,046	23,547
Estimated Gross Income	\$1,022,714	\$2,033,930	\$827,639	\$359,373
Gross Income per SqFt	\$16.10	\$28.46	\$18.79	\$15.26
Estimated Expense	\$463,842	\$931,596	\$409,988	\$174,689
Expense SqFt	\$7.30	\$13.03	\$9.31	\$7.42
Net Operating Income	\$558,872	\$1,102,334	\$417,651	\$184,684
Full Market Value	\$4,016,001	\$7,926,000	\$3,001,000	\$1,269,000
Market Value per SqFt	\$63.20	\$110.90	\$68.13	\$53.89
Distance from Condominium in miles		0.34	0.57	0.67

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02013-7502	3-02119-0010	3-01959-0027	
Condominium Section	1483-R1			
Address	1838 WEST 13 STREET	301 CUMBERLAND STREET	80 GREENE AVENUE	
Neighborhood	CLINTON HILL	FORT GREENE	FORT GREENE	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	11	40	97	
Year Built	2005	1928	1982	
Gross SqFt	12,942	19,350	71,470	
Estimated Gross Income	\$195,373	\$572,963	\$2,033,930	
Gross Income per SqFt	\$15.10	\$29.61	\$28.46	
Estimated Expense	\$76,549	\$260,769	\$931,596	
Expense SqFt	\$5.91	\$13.48	\$13.03	
Net Operating Income	\$118,824	\$312,194	\$1,102,334	
Full Market Value	\$2,500,000	\$2,340,000	\$7,926,000	
Market Value per SqFt	\$193.17	\$120.93	\$110.90	
Distance from Condominium in miles		0.53	0.34	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02014-7501	3-01959-0027	3-02104-0008	3-02101-0062
Condominium Section	2063-R1			
Address	936 FULTON STREET	80 GREENE AVENUE	299 ADELPHI STREET	260 CUMBERLAND STREET
Neighborhood	CLINTON HILL	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	97	71	26
Year Built		1982	1927	1930
Gross SqFt	7,631	71,470	44,046	23,547
Estimated Gross Income	\$143,386	\$2,033,930	\$827,639	\$359,373
Gross Income per SqFt	\$18.79	\$28.46	\$18.79	\$15.26
Estimated Expense	\$62,193	\$931,596	\$409,988	\$174,689
Expense SqFt	\$8.15	\$13.03	\$9.31	\$7.42
Net Operating Income	\$81,193	\$1,102,334	\$417,651	\$184,684
Full Market Value	\$582,999	\$7,926,000	\$3,001,000	\$1,269,000
Market Value per SqFt	\$76.40	\$110.90	\$68.13	\$53.89
Distance from Condominium in miles		0.39	0.61	0.72

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02049-7501	3-00171-0049	3-00268-0039	3-00263-0044
Condominium Section	1278-R1			
Address	176 JOHNSON STREET	337 STATE STREET	54 LIVINGSTON STREET	18 SIDNEY PLACE
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	56	60	32	18
Year Built	1926	1930	1900	1900
Gross SqFt	58,179	39,770	21,040	9,875
Estimated Gross Income	\$1,280,520	\$875,152	\$409,047	\$309,659
Gross Income per SqFt	\$22.01	\$22.01	\$19.44	\$31.36
Estimated Expense	\$486,598	\$261,107	\$195,029	\$112,744
Expense SqFt	\$8.36	\$6.57	\$9.27	\$11.42
Net Operating Income	\$793,922	\$614,045	\$214,018	\$196,915
Full Market Value	\$5,813,998	\$4,497,000	\$1,529,000	\$1,470,000
Market Value per SqFt	\$99.93	\$113.08	\$72.67	\$148.86
Distance from Condominium in miles		0.43	0.54	0.66

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02058-7501	3-00271-0001	3-00056-0003	3-00275-0001
Condominium Section	1902-R1			
Address	101 WILLOUGHBY STREET	205 STATE STREET	99 GOLD STREET	200 CLINTON STREET
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	251	364	88	94
Year Built		2003	1919	1926
Gross SqFt	332,324	242,752	109,875	73,032
Estimated Gross Income	\$8,760,061	\$6,397,996	\$3,305,618	\$1,704,846
Gross Income per SqFt	\$26.36	\$26.36	\$30.09	\$23.34
Estimated Expense	\$3,854,427	\$2,762,431	\$1,533,558	\$527,223
Expense SqFt	\$11.60	\$11.38	\$13.96	\$7.22
Net Operating Income	\$4,905,634	\$3,635,565	\$1,772,060	\$1,177,623
Full Market Value	\$35,494,000	\$26,305,000	\$13,272,000	\$8,592,000
Market Value per SqFt	\$106.81	\$108.36	\$120.79	\$117.65
Distance from Condominium in miles		0.37	0.63	0.56

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02060-7501	3-00271-0001	3-00056-0003	3-00275-0001
Condominium Section	2366-R1			
Address	150 MYRTLE AVENUE	205 STATE STREET	99 GOLD STREET	200 CLINTON STREET
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	240	364	88	94
Year Built	2007	2003	1919	1926
Gross SqFt	202,727	242,752	109,875	73,032
Estimated Gross Income	\$5,343,884	\$6,397,996	\$3,305,618	\$1,704,846
Gross Income per SqFt	\$26.36	\$26.36	\$30.09	\$23.34
Estimated Expense	\$2,190,992	\$2,762,431	\$1,533,558	\$527,223
Expense SqFt	\$10.81	\$11.38	\$13.96	\$7.22
Net Operating Income	\$3,152,892	\$3,635,565	\$1,772,060	\$1,177,623
Full Market Value	\$22,812,025	\$26,305,000	\$13,272,000	\$8,592,000
Market Value per SqFt	\$112.53	\$108.36	\$120.79	\$117.65
Distance from Condominium in miles		0.47	0.60	0.67

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02073-7501	3-02073-0035	3-02073-0033	3-02044-0058
Condominium Section	0132-R1			
Address	159 CARLTON AVENUE	162 ADELPHI STREET	158 ADELPHI STREET	88 ADELPHI STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16	25
Year Built	1987	1915	1915	1930
Gross SqFt	22,750	14,604	14,604	18,200
Estimated Gross Income	\$389,935	\$250,360	\$250,360	\$311,115
Gross Income per SqFt	\$17.14	\$17.14	\$17.14	\$17.09
Estimated Expense	\$164,710	\$105,720	\$105,720	\$163,502
Expense SqFt	\$7.24	\$7.24	\$7.24	\$8.98
Net Operating Income	\$225,225	\$144,640	\$144,640	\$147,613
Full Market Value	\$1,628,001	\$1,045,000	\$1,045,000	\$1,067,000
Market Value per SqFt	\$71.56	\$71.56	\$71.56	\$58.63
Distance from Condominium in miles		0.00	0.00	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02075-7501	3-01959-0027	3-02119-0001	
Condominium Section	2474-R1			
Address	181 CLERMONT AVENUE	80 GREENE AVENUE	313 CUMBERLAND STREET	
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	74	97	86	
Year Built	2007	1982	1928	
Gross SqFt	85,404	71,470	82,000	
Estimated Gross Income	\$1,761,030	\$2,033,930	\$2,087,709	
Gross Income per SqFt	\$20.62	\$28.46	\$25.46	
Estimated Expense	\$807,922	\$931,596	\$1,198,351	
Expense SqFt	\$9.46	\$13.03	\$14.61	
Net Operating Income	\$953,108	\$1,102,334	\$889,358	
Full Market Value	\$6,980,002	\$7,926,000	\$6,448,000	
Market Value per SqFt	\$81.73	\$110.90	\$78.63	
Distance from Condominium in miles		0.50	0.40	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02095-7501	3-02098-0071	3-02114-0023	3-00172-0064
Condominium Section	0054-R1			
Address	1 ROCKWELL PLACE	54 SOUTH ELLIOTT PLACE	686 FULTON STREET	375 STATE STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE	DOWNTOWN-FULTON MALL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	30	21	47	20
Year Built	1900	1930	1907	1905
Gross SqFt	34,820	14,720	36,047	15,200
Estimated Gross Income	\$691,873	\$272,718	\$1,140,492	\$302,081
Gross Income per SqFt	\$19.87	\$18.53	\$31.64	\$19.87
Estimated Expense	\$380,530	\$151,906	\$408,003	\$71,984
Expense SqFt	\$10.93	\$10.32	\$11.32	\$4.74
Net Operating Income	\$311,343	\$120,812	\$732,489	\$230,097
Full Market Value	\$2,228,000	\$859,000	\$5,464,000	\$1,620,000
Market Value per SqFt	\$63.99	\$58.36	\$151.58	\$106.58
Distance from Condominium in miles		0.14	0.29	0.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02095-7502	3-02096-0014	3-00407-0026	3-02119-0001
Condominium Section	1989-R1			
Address	230 ASHLAND PLACE	205 ASHLAND PLACE	126 4 AVENUE	313 CUMBERLAND STREET
Neighborhood	FORT GREENE	FORT GREENE	GOWANUS	FORT GREENE
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	16	56	86
Year Built	2006	1931	2006	1928
Gross SqFt	118,153	25,032	62,292	82,000
Estimated Gross Income	\$3,008,175	\$603,191	\$1,805,674	\$2,087,709
Gross Income per SqFt	\$25.46	\$24.10	\$28.99	\$25.46
Estimated Expense	\$1,450,919	\$256,419	\$321,025	\$1,198,351
Expense SqFt	\$12.28	\$10.24	\$5.15	\$14.61
Net Operating Income	\$1,557,256	\$346,772	\$1,484,649	\$889,358
Full Market Value	\$11,289,998	\$2,524,000	\$5,220,000	\$6,448,000
Market Value per SqFt	\$95.55	\$100.83	\$83.80	\$78.63
Distance from Condominium in miles		0.05	0.59	0.39

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02101-7501	3-02108-0021	3-01959-0027	3-00171-0049
Condominium Section	0226-R1			
Address	69 SOUTH OXFORD STREET	25 LAFAYETTE AVENUE	80 GREENE AVENUE	337 STATE STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE	DOWNTOWN-FULTON MALL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	22	35	97	60
Year Built	1931	1900	1982	1930
Gross SqFt	21,120	27,144	71,470	39,770
Estimated Gross Income	\$464,851	\$525,261	\$2,033,930	\$875,152
Gross Income per SqFt	\$22.01	\$19.35	\$28.46	\$22.01
Estimated Expense	\$220,915	\$226,573	\$931,596	\$261,107
Expense SqFt	\$10.46	\$8.35	\$13.03	\$6.57
Net Operating Income	\$243,936	\$298,688	\$1,102,334	\$614,045
Full Market Value	\$1,463,000	\$2,142,000	\$7,926,000	\$4,497,000
Market Value per SqFt	\$69.27	\$78.91	\$110.90	\$113.08
Distance from Condominium in miles		0.25	0.33	0.62

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02101-7503	3-02098-0071	3-02098-0011	
Condominium Section	2242-R1			
Address	264 CUMBERLAND STREET	54 SOUTH ELLIOTT PLACE	63 FT GREENE PLACE	
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	13	21	21	
Year Built	1925	1930	1930	
Gross SqFt	17,910	14,720	17,080	
Estimated Gross Income	\$331,872	\$272,718	\$380,372	
Gross Income per SqFt	\$18.53	\$18.53	\$22.27	
Estimated Expense	\$161,548	\$151,906	\$175,241	
Expense SqFt	\$9.02	\$10.32	\$10.26	
Net Operating Income	\$170,324	\$120,812	\$205,131	
Full Market Value	\$1,210,000	\$859,000	\$1,500,000	
Market Value per SqFt	\$67.56	\$58.36	\$87.82	
Distance from Condominium in miles		0.16	0.16	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02111-7501	3-02096-0014	3-02102-0008	3-00271-0001
Condominium Section	1777-R1			
Address	1 HANSON PLACE	205 ASHLAND PLACE	249 CUMBERLAND STREET	205 STATE STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE	DOWNTOWN-FULTON MALL
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	179	16	70	364
Year Built	1927	1931	1928	2003
Gross SqFt	206,022	25,032	38,742	242,752
Estimated Gross Income	\$5,430,740	\$603,191	\$1,036,491	\$6,397,996
Gross Income per SqFt	\$26.36	\$24.10	\$26.75	\$26.36
Estimated Expense	\$2,226,603	\$256,419	\$388,769	\$2,762,431
Expense SqFt	\$10.81	\$10.24	\$10.03	\$11.38
Net Operating Income	\$3,204,137	\$346,772	\$647,722	\$3,635,565
Full Market Value	\$23,183,003	\$2,524,000	\$4,682,000	\$26,305,000
Market Value per SqFt	\$112.53	\$100.83	\$120.85	\$108.36
Distance from Condominium in miles		0.19	0.33	0.76

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02116-7501	3-01957-0047	3-02120-0017	
Condominium Section	0183-R1			
Address	96 SOUTH PORTLAND AVENUE	416 ADELPHI STREET	140 LAFAYETTE AVENUE	
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE	
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	1	10	12	
Year Built	1931	1931	1930	
Gross SqFt	6,400	7,210	7,946	
Estimated Gross Income	\$118,592	\$166,844	\$194,890	
Gross Income per SqFt	\$18.53	\$23.14	\$24.53	
Estimated Expense	\$66,048	\$56,472	\$77,605	
Expense SqFt	\$10.32	\$7.83	\$9.77	
Net Operating Income	\$52,544	\$110,372	\$117,285	
Full Market Value	\$378,000	\$1,877,000	\$853,000	
Market Value per SqFt	\$59.06	\$260.33	\$107.35	
Distance from Condominium in miles		0.24	0.21	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02120-7501	3-02119-0001	3-02011-0007	3-01979-0024
Condominium Section	1366-R1			
Address	381 CARLTON AVENUE	313 CUMBERLAND STREET	537 CLINTON AVENUE	92 GATES AVENUE
Neighborhood	FORT GREENE	FORT GREENE	CLINTON HILL	CLINTON HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	86	65	45
Year Built	2003	1928	1930	1931
Gross SqFt	38,798	82,000	44,000	35,820
Estimated Gross Income	\$912,141	\$2,087,709	\$896,580	\$842,166
Gross Income per SqFt	\$23.51	\$25.46	\$20.38	\$23.51
Estimated Expense	\$373,978	\$1,198,351	\$444,564	\$295,413
Expense SqFt	\$9.64	\$14.61	\$10.10	\$8.25
Net Operating Income	\$538,163	\$889,358	\$452,016	\$546,753
Full Market Value	\$3,925,001	\$6,448,000	\$3,228,000	\$3,987,000
Market Value per SqFt	\$101.17	\$78.63	\$73.36	\$111.31
Distance from Condominium in miles		0.05	0.40	0.41

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02129-7501	3-02147-0021	3-02157-0037	
Condominium Section	0795-R1			
Address	53 61 SOUTH 8 STREET	142 SOUTH 9 STREET	77 DIVISION AVENUE	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	24	41	35	
Year Built	1999	1915	1915	
Gross SqFt	47,988	29,340	25,500	
Estimated Gross Income	\$860,905	\$494,072	\$457,470	
Gross Income per SqFt	\$17.94	\$16.84	\$17.94	
Estimated Expense	\$425,174	\$243,548	\$228,735	
Expense SqFt	\$8.86	\$8.30	\$8.97	
Net Operating Income	\$435,731	\$250,524	\$228,735	
Full Market Value	\$3,140,004	\$1,812,000	\$1,649,000	
Market Value per SqFt	\$65.43	\$61.76	\$64.67	
Distance from Condominium in miles		0.26	0.22	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02129-7502	3-02417-0042	3-02417-0041	3-02136-0032
Condominium Section	0867-R1			
Address	42 BROADWAY	97 SOUTH 3 STREET	99 SOUTH 3 STREET	73 SOUTH 9 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	9	7	7
Year Built	2000	2001	2005	1910
Gross SqFt	60,569	10,586	13,677	6,638
Estimated Gross Income	\$927,311	\$209,411	\$209,411	\$70,496
Gross Income per SqFt	\$15.31	\$19.78	\$15.31	\$10.62
Estimated Expense	\$380,198	\$37,636	\$37,636	\$13,750
Expense SqFt	\$6.28	\$3.56	\$2.75	\$2.07
Net Operating Income	\$547,113	\$171,775	\$171,775	\$56,746
Full Market Value	\$3,755,993	\$1,571,000	\$1,571,000	\$529,000
Market Value per SqFt	\$62.01	\$148.40	\$114.86	\$79.69
Distance from Condominium in miles		0.31	0.31	0.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02129-7503	3-02407-0014	3-02408-0038	3-02408-0012
Condominium Section	1009-R1			
Address	45 SOUTH 8 STREET	202 SOUTH 1 STREET	233 SOUTH 2 STREET	230 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	15	11	20
Year Built		1906	1907	1905
Gross SqFt	14,820	12,630	13,412	21,150
Estimated Gross Income	\$332,116	\$338,037	\$260,030	\$468,052
Gross Income per SqFt	\$22.41	\$26.76	\$19.39	\$22.13
Estimated Expense	\$149,452	\$171,794	\$132,139	\$237,870
Expense SqFt	\$10.08	\$13.60	\$9.85	\$11.25
Net Operating Income	\$182,664	\$166,243	\$127,891	\$230,182
Full Market Value	\$1,336,006	\$1,202,000	\$904,000	\$1,650,000
Market Value per SqFt	\$90.15	\$95.17	\$67.40	\$78.01
Distance from Condominium in miles		0.46	0.52	0.52

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02129-7504	3-02407-0014	3-02408-0014	3-02408-0007
Condominium Section	1010-R1			
Address	41 SOUTH 8 STREET	202 SOUTH 1 STREET	234 SOUTH 1 STREET	226 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	15	24	21
Year Built		1906	1905	1912
Gross SqFt	14,820	12,630	21,150	23,400
Estimated Gross Income	\$364,424	\$338,037	\$520,058	\$468,052
Gross Income per SqFt	\$24.59	\$26.76	\$24.59	\$20.00
Estimated Expense	\$185,250	\$171,794	\$264,301	\$237,872
Expense SqFt	\$12.50	\$13.60	\$12.50	\$10.17
Net Operating Income	\$179,174	\$166,243	\$255,757	\$230,180
Full Market Value	\$1,303,001	\$1,202,000	\$1,859,000	\$1,646,000
Market Value per SqFt	\$87.92	\$95.17	\$87.90	\$70.34
Distance from Condominium in miles		0.46	0.52	0.52

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02129-7505	3-02407-0015	3-02408-0007	3-02408-0014
Condominium Section	1195-R1			
Address	34 BROADWAY	204 SOUTH 1 STREET	226 SOUTH 1 STREET	234 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	13	21	24
Year Built	2003	1907	1912	1905
Gross SqFt	20,160	14,166	23,400	21,150
Estimated Gross Income	\$495,734	\$357,936	\$468,052	\$520,058
Gross Income per SqFt	\$24.59	\$25.27	\$20.00	\$24.59
Estimated Expense	\$237,952	\$158,579	\$237,872	\$264,301
Expense SqFt	\$11.80	\$11.19	\$10.17	\$12.50
Net Operating Income	\$257,782	\$199,357	\$230,180	\$255,757
Full Market Value	\$1,873,999	\$1,069,000	\$1,646,000	\$1,859,000
Market Value per SqFt	\$92.96	\$75.46	\$70.34	\$87.90
Distance from Condominium in miles		0.46	0.52	0.52

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02129-7506	3-02407-0015	3-02408-0007	3-02408-0014
Condominium Section	1333-R1			
Address	32 BROADWAY	204 SOUTH 1 STREET	226 SOUTH 1 STREET	234 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	13	21	24
Year Built	2005	1907	1912	1905
Gross SqFt	17,639	14,166	23,400	21,150
Estimated Gross Income	\$433,743	\$357,936	\$468,052	\$520,058
Gross Income per SqFt	\$24.59	\$25.27	\$20.00	\$24.59
Estimated Expense	\$208,197	\$158,579	\$237,872	\$264,301
Expense SqFt	\$11.80	\$11.19	\$10.17	\$12.50
Net Operating Income	\$225,546	\$199,357	\$230,180	\$255,757
Full Market Value	\$1,640,002	\$1,069,000	\$1,646,000	\$1,859,000
Market Value per SqFt	\$92.98	\$75.46	\$70.34	\$87.90
Distance from Condominium in miles		0.46	0.52	0.52

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02129-7507	3-02421-0035		
Condominium Section	1850-R1			
Address	26 BROADWAY	247 SOUTH 3 STREET		
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH		
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR		
Total Units	30	29		
Year Built	2006	1915		
Gross SqFt	33,036	21,744		
Estimated Gross Income	\$721,176	\$503,375		
Gross Income per SqFt	\$21.83	\$23.15		
Estimated Expense	\$274,047	\$322,483		
Expense SqFt	\$8.30	\$14.83		
Net Operating Income	\$447,129	\$180,892		
Full Market Value	\$3,275,998	\$1,059,000		
Market Value per SqFt	\$99.16	\$48.70		
Distance from Condominium in miles		0.56		

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02129-7508	3-02408-0007	3-02408-0012	3-02421-0018
Condominium Section	1439-R1			
Address	20 BROADWAY	226 SOUTH 1 STREET	230 SOUTH 1 STREET	286 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	21	20	36
Year Built	1920	1912	1905	1910
Gross SqFt	23,760	23,400	21,150	26,532
Estimated Gross Income	\$518,681	\$468,052	\$468,052	\$579,194
Gross Income per SqFt	\$21.83	\$20.00	\$22.13	\$21.83
Estimated Expense	\$233,406	\$237,872	\$237,870	\$266,381
Expense SqFt	\$9.82	\$10.17	\$11.25	\$10.04
Net Operating Income	\$285,275	\$230,180	\$230,182	\$312,813
Full Market Value	\$2,089,999	\$1,646,000	\$1,650,000	\$2,292,000
Market Value per SqFt	\$87.96	\$70.34	\$78.01	\$86.39
Distance from Condominium in miles		0.52	0.52	0.56

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02130-7501	3-02418-0040	3-02349-0023	3-02305-0018
Condominium Section	1248-R1			
Address	60 BROADWAY	145 SOUTH 3 STREET	240 WYTHE AVENUE	193 NORTH 9 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	130	66	57	68
Year Built		2005	1928	1930
Gross SqFt	147,926	59,983	68,300	105,718
Estimated Gross Income	\$3,476,261	\$1,451,589	\$1,789,336	\$3,519,352
Gross Income per SqFt	\$23.50	\$24.20	\$26.20	\$33.29
Estimated Expense	\$1,564,317	\$822,367	\$773,275	\$1,302,446
Expense SqFt	\$10.57	\$13.71	\$11.32	\$12.32
Net Operating Income	\$1,911,944	\$629,222	\$1,016,061	\$2,216,906
Full Market Value	\$12,711,003	\$3,690,000	\$7,354,000	\$16,472,000
Market Value per SqFt	\$85.93	\$61.52	\$107.67	\$155.81
Distance from Condominium in miles		0.30	0.56	0.81

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02131-7502	3-02407-0012	3-02407-0014	
Condominium Section	0908-R1			
Address	416 BEDFORD AVENUE	198 SOUTH 1 STREET	202 SOUTH 1 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	11	15	15	
Year Built	2001	1906	1906	
Gross SqFt	11,178	12,630	12,630	
Estimated Gross Income	\$216,741	\$338,037	\$338,037	
Gross Income per SqFt	\$19.39	\$26.76	\$26.76	
Estimated Expense	\$97,533	\$169,113	\$171,794	
Expense SqFt	\$8.73	\$13.39	\$13.60	
Net Operating Income	\$119,208	\$168,924	\$166,243	
Full Market Value	\$862,003	\$1,221,000	\$1,202,000	
Market Value per SqFt	\$77.12	\$96.67	\$95.17	
Distance from Condominium in miles		0.33	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02132-7501	3-02408-0001	3-02412-0027	3-02431-0025
Condominium Section	0798-R1			
Address	401 BEDFORD AVENUE	201 ROEBLING STREET	367 SOUTH 2 STREET	778 DRIGGS AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	27	39	25	40
Year Built	1999	1910	1920	1915
Gross SqFt	36,290	36,360	28,800	33,768
Estimated Gross Income	\$709,832	\$711,034	\$607,117	\$291,581
Gross Income per SqFt	\$19.56	\$19.56	\$21.08	\$8.63
Estimated Expense	\$283,788	\$350,669	\$388,575	\$176,008
Expense SqFt	\$7.82	\$9.64	\$13.49	\$5.21
Net Operating Income	\$426,044	\$360,365	\$218,542	\$115,573
Full Market Value	\$3,054,000	\$2,583,000	\$1,276,000	\$691,000
Market Value per SqFt	\$84.16	\$71.04	\$44.31	\$20.46
Distance from Condominium in miles		0.32	0.54	0.16

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02132-7502	3-02407-0015	3-02408-0012	3-02421-0018
Condominium Section	0933-R1			
Address	138 BROADWAY	204 SOUTH 1 STREET	230 SOUTH 1 STREET	286 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	13	20	36
Year Built		1907	1905	1910
Gross SqFt	73,295	14,166	21,150	26,532
Estimated Gross Income	\$1,622,018	\$357,936	\$468,052	\$579,194
Gross Income per SqFt	\$22.13	\$25.27	\$22.13	\$21.83
Estimated Expense	\$824,569	\$158,579	\$237,870	\$266,381
Expense SqFt	\$11.25	\$11.19	\$11.25	\$10.04
Net Operating Income	\$797,449	\$199,357	\$230,182	\$312,813
Full Market Value	\$5,838,999	\$1,069,000	\$1,650,000	\$2,292,000
Market Value per SqFt	\$79.66	\$75.46	\$78.01	\$86.39
Distance from Condominium in miles		0.28	0.32	0.33

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02132-7503	3-02409-0009	3-02408-0012	3-02409-0015
Condominium Section	1207-R1			
Address	170 BROADWAY	262 SOUTH 1 STREET	230 SOUTH 1 STREET	276 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	24	20	24
Year Built	2003	1915	1905	1911
Gross SqFt	11,981	15,836	21,150	14,470
Estimated Gross Income	\$265,140	\$339,614	\$468,052	\$324,333
Gross Income per SqFt	\$22.13	\$21.45	\$22.13	\$22.41
Estimated Expense	\$119,313	\$231,550	\$237,870	\$221,366
Expense SqFt	\$9.96	\$14.62	\$11.25	\$15.30
Net Operating Income	\$145,827	\$108,064	\$230,182	\$102,967
Full Market Value	\$1,068,002	\$766,000	\$1,650,000	\$711,000
Market Value per SqFt	\$89.14	\$48.37	\$78.01	\$49.14
Distance from Condominium in miles		0.37	0.32	0.37

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02133-7501	3-02409-0027	3-02420-0041	3-02424-0035
Condominium Section	0964-R1			
Address	159 SOUTH 8 STREET	271 SOUTH 2 STREET	213 SOUTH 3 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	35	35	29
Year Built	2004	1914	1907	1915
Gross SqFt	23,520	22,308	22,375	23,467
Estimated Gross Income	\$494,626	\$479,987	\$479,988	\$503,375
Gross Income per SqFt	\$21.03	\$21.52	\$21.45	\$21.45
Estimated Expense	\$187,958	\$255,771	\$277,519	\$275,528
Expense SqFt	\$7.99	\$11.47	\$12.40	\$11.74
Net Operating Income	\$306,668	\$224,216	\$202,469	\$227,847
Full Market Value	\$1,959,996	\$1,434,000	\$1,052,000	\$1,059,000
Market Value per SqFt	\$83.33	\$64.28	\$47.02	\$45.13
Distance from Condominium in miles		0.30	0.21	0.43

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02133-7502	3-02421-0018	3-02408-0012	3-02408-0014
Condominium Section	2085-R1			
Address	190 BROADWAY	286 SOUTH 2 STREET	230 SOUTH 1 STREET	234 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	36	20	24
Year Built	2007	1910	1905	1905
Gross SqFt	20,661	26,532	21,150	21,150
Estimated Gross Income	\$457,228	\$579,194	\$468,052	\$520,058
Gross Income per SqFt	\$22.13	\$21.83	\$22.13	\$24.59
Estimated Expense	\$205,753	\$266,381	\$237,870	\$264,301
Expense SqFt	\$9.96	\$10.04	\$11.25	\$12.50
Net Operating Income	\$251,475	\$312,813	\$230,182	\$255,757
Full Market Value	\$1,841,002	\$2,292,000	\$1,650,000	\$1,859,000
Market Value per SqFt	\$89.11	\$86.39	\$78.01	\$87.90
Distance from Condominium in miles		0.26	0.26	0.26

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02134-7501	3-02264-0059	3-02917-0007	3-02408-0001
Condominium Section	1396-R1			
Address	446 KENT AVENUE	567 FLUSHING AVENUE	924 METROPOLITAN AVENUE	201 ROEBLING STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	39	32	39
Year Built	2003	1931	2007	1910
Gross SqFt	83,525	18,750	25,085	36,360
Estimated Gross Income	\$2,021,305	\$741,300	\$632,400	\$711,034
Gross Income per SqFt	\$24.20	\$39.54	\$25.21	\$19.56
Estimated Expense	\$707,457	\$276,703	\$212,848	\$350,669
Expense SqFt	\$8.47	\$14.76	\$8.49	\$9.64
Net Operating Income	\$1,313,848	\$464,597	\$419,552	\$360,365
Full Market Value	\$9,570,006	\$2,175,000	\$3,046,000	\$2,583,000
Market Value per SqFt	\$114.58	\$116.00	\$121.43	\$71.04
Distance from Condominium in miles		1.10	1.69	0.66

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02134-7502	3-00250-0030	3-00271-0001	
Condominium Section	1434-R1			
Address	450 KENT AVENUE	182 MONTAGUE STREET	205 STATE STREET	
Neighborhood	WILLIAMSBURG-SOUTH	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	140	187	364	
Year Built	2003	1999	2003	
Gross SqFt	171,432	182,000	242,752	
Estimated Gross Income	\$4,585,806	\$7,877,134	\$6,397,996	
Gross Income per SqFt	\$26.75	\$43.28	\$26.36	
Estimated Expense	\$1,605,032	\$2,312,949	\$2,762,431	
Expense SqFt	\$9.36	\$12.71	\$11.38	
Net Operating Income	\$2,980,774	\$5,564,185	\$3,635,565	
Full Market Value	\$21,956,000	\$41,924,000	\$26,305,000	
Market Value per SqFt	\$128.07	\$230.35	\$108.36	
Distance from Condominium in miles		1.55	1.68	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02134-7503	3-00250-0030	3-00271-0001	
Condominium Section	1649-R1			
Address	440 KENT AVENUE	182 MONTAGUE STREET	205 STATE STREET	
Neighborhood	WILLIAMSBURG-SOUTH	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	135	187	364	
Year Built	2003	1999	2003	
Gross SqFt	191,889	182,000	242,752	
Estimated Gross Income	\$5,133,031	\$7,877,134	\$6,397,996	
Gross Income per SqFt	\$26.75	\$43.28	\$26.36	
Estimated Expense	\$1,950,552	\$2,312,949	\$2,762,431	
Expense SqFt	\$10.17	\$12.71	\$11.38	
Net Operating Income	\$3,182,479	\$5,564,185	\$3,635,565	
Full Market Value	\$20,150,005	\$41,924,000	\$26,305,000	
Market Value per SqFt	\$105.01	\$230.35	\$108.36	
Distance from Condominium in miles		1.55	1.68	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02137-7502	3-02407-0015	3-02408-0012	3-02421-0018
Condominium Section	1033-R1			
Address	102 SOUTH 8 STREET	204 SOUTH 1 STREET	230 SOUTH 1 STREET	286 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	13	20	36
Year Built		1907	1905	1910
Gross SqFt	59,400	14,166	21,150	26,532
Estimated Gross Income	\$1,314,522	\$357,936	\$468,052	\$579,194
Gross Income per SqFt	\$22.13	\$25.27	\$22.13	\$21.83
Estimated Expense	\$657,261	\$158,579	\$237,870	\$266,381
Expense SqFt	\$11.07	\$11.19	\$11.25	\$10.04
Net Operating Income	\$657,261	\$199,357	\$230,182	\$312,813
Full Market Value	\$4,812,001	\$1,069,000	\$1,650,000	\$2,292,000
Market Value per SqFt	\$81.01	\$75.46	\$78.01	\$86.39
Distance from Condominium in miles		0.37	0.42	0.43

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02137-7503	3-02407-0015	3-02408-0038	3-02408-0007
Condominium Section	1200-R1			
Address	407 BERRY STREET	204 SOUTH 1 STREET	233 SOUTH 2 STREET	226 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	13	11	21
Year Built	2004	1907	1907	1912
Gross SqFt	10,001	14,166	13,412	23,400
Estimated Gross Income	\$231,523	\$357,936	\$260,030	\$468,052
Gross Income per SqFt	\$23.15	\$25.27	\$19.39	\$20.00
Estimated Expense	\$108,816	\$158,579	\$132,139	\$237,872
Expense SqFt	\$10.88	\$11.19	\$9.85	\$10.17
Net Operating Income	\$122,707	\$199,357	\$127,891	\$230,180
Full Market Value	\$895,996	\$1,069,000	\$904,000	\$1,646,000
Market Value per SqFt	\$89.59	\$75.46	\$67.40	\$70.34
Distance from Condominium in miles		0.37	0.42	0.42

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02138-7501	3-02147-0021	3-02139-0034	3-02139-0014
Condominium Section	0393-R2			
Address	97 MORTON STREET	142 SOUTH 9 STREET	191 SOUTH 9 STREET	190 SOUTH 8 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	41	30	41
Year Built		1915	1911	1917
Gross SqFt	43,937	29,340	21,865	25,924
Estimated Gross Income	\$739,899	\$494,072	\$268,524	\$606,783
Gross Income per SqFt	\$16.84	\$16.84	\$12.28	\$23.41
Estimated Expense	\$514,942	\$243,548	\$154,162	\$280,297
Expense SqFt	\$11.72	\$8.30	\$7.05	\$10.81
Net Operating Income	\$224,957	\$250,524	\$114,362	\$326,486
Full Market Value	\$1,899,994	\$1,812,000	\$725,000	\$2,382,000
Market Value per SqFt	\$43.24	\$61.76	\$33.16	\$91.88
Distance from Condominium in miles		0.06	0.08	0.08

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02147-7501	3-02421-0018	3-02408-0012	3-02407-0015
Condominium Section	0021-R1			
Address	131 DIVISION AVENUE	286 SOUTH 2 STREET	230 SOUTH 1 STREET	204 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	19	36	20	13
Year Built	1900	1910	1905	1907
Gross SqFt	29,440	26,532	21,150	14,166
Estimated Gross Income	\$651,507	\$579,194	\$468,052	\$357,936
Gross Income per SqFt	\$22.13	\$21.83	\$22.13	\$25.27
Estimated Expense	\$331,200	\$266,381	\$237,870	\$158,579
Expense SqFt	\$11.25	\$10.04	\$11.25	\$11.19
Net Operating Income	\$320,307	\$312,813	\$230,182	\$199,357
Full Market Value	\$2,345,000	\$2,292,000	\$1,650,000	\$1,069,000
Market Value per SqFt	\$79.65	\$86.39	\$78.01	\$75.46
Distance from Condominium in miles		0.39	0.40	0.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02147-7502	3-02421-0018	3-02408-0012	3-02407-0015
Condominium Section	0092-R1			
Address	125 DIVISION AVENUE	286 SOUTH 2 STREET	230 SOUTH 1 STREET	204 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	36	20	13
Year Built	1900	1910	1905	1907
Gross SqFt	27,024	26,532	21,150	14,166
Estimated Gross Income	\$598,041	\$579,194	\$468,052	\$357,936
Gross Income per SqFt	\$22.13	\$21.83	\$22.13	\$25.27
Estimated Expense	\$304,020	\$266,381	\$237,870	\$158,579
Expense SqFt	\$11.25	\$10.04	\$11.25	\$11.19
Net Operating Income	\$294,021	\$312,813	\$230,182	\$199,357
Full Market Value	\$2,152,999	\$2,292,000	\$1,650,000	\$1,069,000
Market Value per SqFt	\$79.67	\$86.39	\$78.01	\$75.46
Distance from Condominium in miles		0.39	0.40	0.38

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02147-7503	3-02157-0037	3-02139-0014	3-02138-0029
Condominium Section	0444-R1			
Address	908 DRIGGS AVENUE	77 DIVISION AVENUE	190 SOUTH 8 STREET	878 DRIGGS AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	35	41	8
Year Built	1917	1915	1917	1910
Gross SqFt	21,746	25,500	25,924	7,934
Estimated Gross Income	\$390,123	\$457,470	\$606,783	\$135,266
Gross Income per SqFt	\$17.94	\$17.94	\$23.41	\$17.05
Estimated Expense	\$175,555	\$228,735	\$280,297	\$71,694
Expense SqFt	\$8.07	\$8.97	\$10.81	\$9.04
Net Operating Income	\$214,568	\$228,735	\$326,486	\$63,572
Full Market Value	\$1,546,000	\$1,649,000	\$2,382,000	\$1,014,000
Market Value per SqFt	\$71.09	\$64.67	\$91.88	\$127.80
Distance from Condominium in miles		0.09	0.11	0.06

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02147-7505	3-02408-0007	3-02407-0015	3-02408-0038
Condominium Section	0628-R1			
Address	134 SOUTH 9 STREET	226 SOUTH 1 STREET	204 SOUTH 1 STREET	233 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	21	13	11
Year Built	1997	1912	1907	1907
Gross SqFt	45,801	23,400	14,166	13,412
Estimated Gross Income	\$916,020	\$468,052	\$357,936	\$260,030
Gross Income per SqFt	\$20.00	\$20.00	\$25.27	\$19.39
Estimated Expense	\$430,529	\$237,872	\$158,579	\$132,139
Expense SqFt	\$9.40	\$10.17	\$11.19	\$9.85
Net Operating Income	\$485,491	\$230,180	\$199,357	\$127,891
Full Market Value	\$3,471,998	\$1,646,000	\$1,069,000	\$904,000
Market Value per SqFt	\$75.81	\$70.34	\$75.46	\$67.40
Distance from Condominium in miles		0.40	0.38	0.40

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02147-7506	3-02408-0001	3-02412-0027	
Condominium Section	0656-R1			
Address	150 SOUTH 9 STREET	201 ROEBLING STREET	367 SOUTH 2 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	12	39	25	
Year Built	1924	1910	1920	
Gross SqFt	38,800	36,360	28,800	
Estimated Gross Income	\$702,668	\$711,034	\$607,117	
Gross Income per SqFt	\$18.11	\$19.56	\$21.08	
Estimated Expense	\$351,334	\$350,669	\$388,575	
Expense SqFt	\$9.06	\$9.64	\$13.49	
Net Operating Income	\$351,334	\$360,365	\$218,542	
Full Market Value	\$2,574,003	\$2,583,000	\$1,276,000	
Market Value per SqFt	\$66.34	\$71.04	\$44.31	
Distance from Condominium in miles		0.40	0.57	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02152-7501	3-02183-0058	3-02424-0012	3-02424-0016
Condominium Section	0545-R1			
Address	293 DIVISION AVENUE	189 ROSS STREET	362 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	4	35	30	24
Year Built	1995	1925	1915	1915
Gross SqFt	9,696	25,800	21,197	23,000
Estimated Gross Income	\$183,933	\$408,672	\$521,344	\$431,272
Gross Income per SqFt	\$18.97	\$15.84	\$24.60	\$18.75
Estimated Expense	\$90,127	\$204,336	\$283,683	\$229,306
Expense SqFt	\$9.30	\$7.92	\$13.38	\$9.97
Net Operating Income	\$93,806	\$204,336	\$237,661	\$201,966
Full Market Value	\$672,000	\$1,243,000	\$1,098,000	\$934,000
Market Value per SqFt	\$69.31	\$48.18	\$51.80	\$40.61
Distance from Condominium in miles		0.18	0.21	0.21

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02165-7501	3-02421-0035	3-02408-0007	3-02409-0008
Condominium Section	0881-R1			
Address	525 KENT AVENUE	247 SOUTH 3 STREET	226 SOUTH 1 STREET	260 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	66	29	21	24
Year Built	2001	1915	1912	1915
Gross SqFt	85,046	21,744	23,400	15,836
Estimated Gross Income	\$1,824,237	\$503,375	\$468,052	\$339,614
Gross Income per SqFt	\$21.45	\$23.15	\$20.00	\$21.45
Estimated Expense	\$766,180	\$322,483	\$237,872	\$231,687
Expense SqFt	\$9.01	\$14.83	\$10.17	\$14.63
Net Operating Income	\$1,058,057	\$180,892	\$230,180	\$107,927
Full Market Value	\$7,759,011	\$1,059,000	\$1,646,000	\$766,000
Market Value per SqFt	\$91.23	\$48.70	\$70.34	\$48.37
Distance from Condominium in miles		0.65	0.66	0.69

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02165-7502	3-02408-0012	3-02409-0009	3-02409-0008
Condominium Section	0872-R1			
Address	580 WYTHE AVENUE	230 SOUTH 1 STREET	262 SOUTH 1 STREET	260 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	68	20	24	24
Year Built		1905	1915	1915
Gross SqFt	83,403	21,150	15,836	15,836
Estimated Gross Income	\$1,788,994	\$468,052	\$339,614	\$339,614
Gross Income per SqFt	\$21.45	\$22.13	\$21.45	\$21.45
Estimated Expense	\$751,461	\$237,870	\$231,550	\$231,687
Expense SqFt	\$9.01	\$11.25	\$14.62	\$14.63
Net Operating Income	\$1,037,533	\$230,182	\$108,064	\$107,927
Full Market Value	\$7,608,012	\$1,650,000	\$766,000	\$766,000
Market Value per SqFt	\$91.22	\$78.01	\$48.37	\$48.37
Distance from Condominium in miles		0.66	0.69	0.69

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02165-7503	3-02408-0012	3-02409-0009	3-02409-0008
Condominium Section	0901-R1			
Address	570 WYTHE AVENUE	230 SOUTH 1 STREET	262 SOUTH 1 STREET	260 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	48	20	24	24
Year Built		1905	1915	1915
Gross SqFt	67,712	21,150	15,836	15,836
Estimated Gross Income	\$1,452,422	\$468,052	\$339,614	\$339,614
Gross Income per SqFt	\$21.45	\$22.13	\$21.45	\$21.45
Estimated Expense	\$610,085	\$237,870	\$231,550	\$231,687
Expense SqFt	\$9.01	\$11.25	\$14.62	\$14.63
Net Operating Income	\$842,337	\$230,182	\$108,064	\$107,927
Full Market Value	\$6,176,998	\$1,650,000	\$766,000	\$766,000
Market Value per SqFt	\$91.22	\$78.01	\$48.37	\$48.37
Distance from Condominium in miles		0.66	0.69	0.69

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02173-7501	3-02188-0016	3-02183-0058	3-02408-0007
Condominium Section	0143-R1			
Address	149 TAYLOR STREET	200 ROSS STREET	189 ROSS STREET	226 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	30	35	21
Year Built	1900	1916	1925	1912
Gross SqFt	25,704	25,000	25,800	23,400
Estimated Gross Income	\$407,151	\$311,875	\$408,672	\$468,052
Gross Income per SqFt	\$15.84	\$12.48	\$15.84	\$20.00
Estimated Expense	\$183,270	\$172,661	\$204,336	\$237,872
Expense SqFt	\$7.13	\$6.91	\$7.92	\$10.17
Net Operating Income	\$223,881	\$139,214	\$204,336	\$230,180
Full Market Value	\$1,529,998	\$899,000	\$1,243,000	\$1,646,000
Market Value per SqFt	\$59.52	\$35.96	\$48.18	\$70.34
Distance from Condominium in miles		0.18	0.15	0.45

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02173-7504	3-01914-0035	3-01914-0036	3-02264-0059
Condominium Section	1411-R1			
Address	177 TAYLOR STREET	902 BEDFORD AVENUE	908 BEDFORD AVENUE	567 FLUSHING AVENUE
Neighborhood	WILLIAMSBURG-CENTRAL	BEDFORD STUYVESANT	BEDFORD STUYVESANT	WILLIAMSBURG-CENTRAL
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	14	18	18	39
Year Built	2004	2005	2005	1931
Gross SqFt	14,884	13,000	26,000	18,750
Estimated Gross Income	\$271,186	\$210,543	\$473,722	\$741,300
Gross Income per SqFt	\$18.22	\$16.20	\$18.22	\$39.54
Estimated Expense	\$119,519	\$75,688	\$208,745	\$276,703
Expense SqFt	\$8.03	\$5.82	\$8.03	\$14.76
Net Operating Income	\$151,667	\$134,855	\$264,977	\$464,597
Full Market Value	\$1,091,998	\$918,000	\$1,907,000	\$2,175,000
Market Value per SqFt	\$73.37	\$70.62	\$73.35	\$116.00
Distance from Condominium in miles		0.96	0.96	0.73

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02183-7501	3-02183-0058	3-02421-0035	3-02437-0003
Condominium Section	1132-R1			
Address	202 DIVISION AVENUE	189 ROSS STREET	247 SOUTH 3 STREET	350 KEAP STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	35	29	29
Year Built	1998	1925	1915	1912
Gross SqFt	13,669	25,800	21,744	20,430
Estimated Gross Income	\$298,394	\$408,672	\$503,375	\$503,375
Gross Income per SqFt	\$21.83	\$15.84	\$23.15	\$24.64
Estimated Expense	\$134,277	\$204,336	\$322,483	\$226,216
Expense SqFt	\$9.82	\$7.92	\$14.83	\$11.07
Net Operating Income	\$164,117	\$204,336	\$180,892	\$277,159
Full Market Value	\$1,201,998	\$1,243,000	\$1,059,000	\$1,059,000
Market Value per SqFt	\$87.94	\$48.18	\$48.70	\$51.84
Distance from Condominium in miles		0.00	0.33	0.34

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02186-7501	3-02183-0058	3-02421-0035	3-02424-0035
Condominium Section	0178-R1			
Address	562 BEDFORD AVENUE	189 ROSS STREET	247 SOUTH 3 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	66	35	29	29
Year Built	1920	1925	1915	1915
Gross SqFt	92,218	25,800	21,744	23,467
Estimated Gross Income	\$1,978,076	\$408,672	\$503,375	\$503,375
Gross Income per SqFt	\$21.45	\$15.84	\$23.15	\$21.45
Estimated Expense	\$1,068,161	\$204,336	\$322,483	\$275,528
Expense SqFt	\$11.58	\$7.92	\$14.83	\$11.74
Net Operating Income	\$909,915	\$204,336	\$180,892	\$227,847
Full Market Value	\$6,672,003	\$1,243,000	\$1,059,000	\$1,059,000
Market Value per SqFt	\$72.35	\$48.18	\$48.70	\$45.13
Distance from Condominium in miles		0.28	0.61	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02200-7501	3-02183-0058	3-02424-0035	3-02412-0033
Condominium Section	0993-R1			
Address	234 KEAP STREET	189 ROSS STREET	347 SOUTH 3 STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	35	29	24
Year Built	1999	1925	1915	1919
Gross SqFt	19,680	25,800	23,467	19,104
Estimated Gross Income	\$422,136	\$408,672	\$503,375	\$431,273
Gross Income per SqFt	\$21.45	\$15.84	\$21.45	\$22.58
Estimated Expense	\$198,404	\$204,336	\$275,528	\$228,216
Expense SqFt	\$10.08	\$7.92	\$11.74	\$11.95
Net Operating Income	\$223,732	\$204,336	\$227,847	\$203,057
Full Market Value	\$1,641,000	\$1,243,000	\$1,059,000	\$934,000
Market Value per SqFt	\$83.38	\$48.18	\$45.13	\$48.89
Distance from Condominium in miles		0.15	0.38	0.43

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02201-7502	3-02183-0058	3-02424-0035	3-02424-0016
Condominium Section	0892-R1			
Address	266 KEAP STREET	189 ROSS STREET	347 SOUTH 3 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	35	29	24
Year Built	1915	1925	1915	1915
Gross SqFt	25,980	25,800	23,467	23,000
Estimated Gross Income	\$487,125	\$408,672	\$503,375	\$431,272
Gross Income per SqFt	\$18.75	\$15.84	\$21.45	\$18.75
Estimated Expense	\$301,108	\$204,336	\$275,528	\$229,306
Expense SqFt	\$11.59	\$7.92	\$11.74	\$9.97
Net Operating Income	\$186,017	\$204,336	\$227,847	\$201,966
Full Market Value	\$1,337,001	\$1,243,000	\$1,059,000	\$934,000
Market Value per SqFt	\$51.46	\$48.18	\$45.13	\$40.61
Distance from Condominium in miles		0.20	0.26	0.26

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02204-7502	3-02183-0058	3-02424-0016	3-02412-0025
Condominium Section	1431-R1			
Address	616 BEDFORD AVENUE	189 ROSS STREET	370 SOUTH 2 STREET	373 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	35	24	22
Year Built	2004	1925	1915	1920
Gross SqFt	20,000	25,800	23,000	19,900
Estimated Gross Income	\$375,000	\$408,672	\$431,272	\$377,503
Gross Income per SqFt	\$18.75	\$15.84	\$18.75	\$18.97
Estimated Expense	\$153,750	\$204,336	\$229,306	\$177,309
Expense SqFt	\$7.69	\$7.92	\$9.97	\$8.91
Net Operating Income	\$221,250	\$204,336	\$201,966	\$200,194
Full Market Value	\$1,589,999	\$1,243,000	\$934,000	\$795,000
Market Value per SqFt	\$79.50	\$48.18	\$40.61	\$39.95
Distance from Condominium in miles		0.29	0.60	0.65

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02223-7502	3-02188-0016	3-02183-0058	3-02437-0003
Condominium Section	1449-R1			
Address	790 WYTHE AVENUE	200 ROSS STREET	189 ROSS STREET	350 KEAP STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	30	35	29
Year Built		1916	1925	1912
Gross SqFt	16,950	25,000	25,800	20,430
Estimated Gross Income	\$211,536	\$311,875	\$408,672	\$503,375
Gross Income per SqFt	\$12.48	\$12.48	\$15.84	\$24.64
Estimated Expense	\$90,960	\$172,661	\$204,336	\$226,216
Expense SqFt	\$5.37	\$6.91	\$7.92	\$11.07
Net Operating Income	\$120,576	\$139,214	\$204,336	\$277,159
Full Market Value	\$808,004	\$899,000	\$1,243,000	\$1,059,000
Market Value per SqFt	\$47.67	\$35.96	\$48.18	\$51.84
Distance from Condominium in miles		0.45	0.49	0.72

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02223-7503	3-02183-0058	3-02424-0006	3-02424-0035
Condominium Section	1450-R1			
Address	796 WYTHE AVENUE	189 ROSS STREET	354 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	35	29	29
Year Built	2005	1925	1920	1915
Gross SqFt	16,950	25,800	24,126	23,467
Estimated Gross Income	\$350,865	\$408,672	\$499,299	\$503,375
Gross Income per SqFt	\$20.70	\$15.84	\$20.70	\$21.45
Estimated Expense	\$150,872	\$204,336	\$320,801	\$275,528
Expense SqFt	\$8.90	\$7.92	\$13.30	\$11.74
Net Operating Income	\$199,993	\$204,336	\$178,498	\$227,847
Full Market Value	\$1,468,998	\$1,243,000	\$1,050,000	\$1,059,000
Market Value per SqFt	\$86.67	\$48.18	\$43.52	\$45.13
Distance from Condominium in miles		0.49	0.77	0.77

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02224-7502	3-02424-0006	3-02424-0016	3-02424-0035
Condominium Section	0718-R1			
Address	29 HEYWARD STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	24	29
Year Built	1999	1920	1915	1915
Gross SqFt	22,844	24,126	23,000	23,467
Estimated Gross Income	\$472,871	\$499,299	\$431,272	\$503,375
Gross Income per SqFt	\$20.70	\$20.70	\$18.75	\$21.45
Estimated Expense	\$236,436	\$320,801	\$229,306	\$275,528
Expense SqFt	\$10.35	\$13.30	\$9.97	\$11.74
Net Operating Income	\$236,435	\$178,498	\$201,966	\$227,847
Full Market Value	\$1,737,000	\$1,050,000	\$934,000	\$1,059,000
Market Value per SqFt	\$76.04	\$43.52	\$40.61	\$45.13
Distance from Condominium in miles		0.69	0.69	0.69

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02224-7504	3-02424-0035	3-02424-0006	3-02412-0033
Condominium Section	0733-R1			
Address	35 HEYWARD STREET	347 SOUTH 3 STREET	354 SOUTH 2 STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	29	24
Year Built		1915	1920	1919
Gross SqFt	22,704	23,467	24,126	19,104
Estimated Gross Income	\$469,973	\$503,375	\$499,299	\$431,273
Gross Income per SqFt	\$20.70	\$21.45	\$20.70	\$22.58
Estimated Expense	\$234,987	\$275,528	\$320,801	\$228,216
Expense SqFt	\$10.35	\$11.74	\$13.30	\$11.95
Net Operating Income	\$234,986	\$227,847	\$178,498	\$203,057
Full Market Value	\$1,725,996	\$1,059,000	\$1,050,000	\$934,000
Market Value per SqFt	\$76.02	\$45.13	\$43.52	\$48.89
Distance from Condominium in miles		0.69	0.69	0.74

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02224-7505	3-02424-0016	3-02412-0027	3-02412-0025
Condominium Section	0882-R1			
Address	23 HEYWARD STREET	370 SOUTH 2 STREET	367 SOUTH 2 STREET	373 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	19	24	25	22
Year Built	2000	1915	1920	1920
Gross SqFt	53,792	23,000	28,800	19,900
Estimated Gross Income	\$1,020,434	\$431,272	\$607,117	\$377,503
Gross Income per SqFt	\$18.97	\$18.75	\$21.08	\$18.97
Estimated Expense	\$551,034	\$229,306	\$388,575	\$177,309
Expense SqFt	\$10.24	\$9.97	\$13.49	\$8.91
Net Operating Income	\$469,400	\$201,966	\$218,542	\$200,194
Full Market Value	\$3,369,001	\$934,000	\$1,276,000	\$795,000
Market Value per SqFt	\$62.63	\$40.61	\$44.31	\$39.95
Distance from Condominium in miles		0.69	0.74	0.74

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02230-7504	3-02424-0006	3-02424-0035	3-02412-0027
Condominium Section	1113-R1			
Address	15 LYNCH STREET	354 SOUTH 2 STREET	347 SOUTH 3 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	29	25
Year Built	2003	1920	1915	1920
Gross SqFt	26,762	24,126	23,467	28,800
Estimated Gross Income	\$553,973	\$499,299	\$503,375	\$607,117
Gross Income per SqFt	\$20.70	\$20.70	\$21.45	\$21.08
Estimated Expense	\$276,987	\$320,801	\$275,528	\$388,575
Expense SqFt	\$10.35	\$13.30	\$11.74	\$13.49
Net Operating Income	\$276,986	\$178,498	\$227,847	\$218,542
Full Market Value	\$2,034,999	\$1,050,000	\$1,059,000	\$1,276,000
Market Value per SqFt	\$76.04	\$43.52	\$45.13	\$44.31
Distance from Condominium in miles		0.71	0.71	0.76

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02230-7505	3-02424-0006	3-02424-0035	3-02424-0016
Condominium Section	1196-R1			
Address	5 LYNCH STREET	354 SOUTH 2 STREET	347 SOUTH 3 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	29	29	24
Year Built	2004	1920	1915	1915
Gross SqFt	32,400	24,126	23,467	23,000
Estimated Gross Income	\$610,092	\$499,299	\$503,375	\$431,272
Gross Income per SqFt	\$18.83	\$20.70	\$21.45	\$18.75
Estimated Expense	\$305,046	\$320,801	\$275,528	\$229,306
Expense SqFt	\$9.42	\$13.30	\$11.74	\$9.97
Net Operating Income	\$305,046	\$178,498	\$227,847	\$201,966
Full Market Value	\$2,192,000	\$1,050,000	\$1,059,000	\$934,000
Market Value per SqFt	\$67.65	\$43.52	\$45.13	\$40.61
Distance from Condominium in miles		0.71	0.71	0.71

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02234-7501	3-02139-0014	3-02157-0037	3-02310-0004
Condominium Section	0378-R2			
Address	210 LYNCH STREET	190 SOUTH 8 STREET	77 DIVISION AVENUE	84 NORTH 9 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	41	35	42
Year Built	1990	1917	1915	1910
Gross SqFt	38,358	25,924	25,500	48,980
Estimated Gross Income	\$653,400	\$606,783	\$457,470	\$1,299,700
Gross Income per SqFt	\$17.03	\$23.41	\$17.94	\$26.54
Estimated Expense	\$321,440	\$280,297	\$228,735	\$404,281
Expense SqFt	\$8.38	\$10.81	\$8.97	\$8.25
Net Operating Income	\$331,960	\$326,486	\$228,735	\$895,419
Full Market Value	\$2,403,994	\$2,382,000	\$1,649,000	\$6,476,000
Market Value per SqFt	\$62.67	\$91.88	\$64.67	\$132.22
Distance from Condominium in miles		0.68	0.83	1.16

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02234-7502	3-02785-0037	3-03031-0014	3-03031-0015
Condominium Section	0885-R1			
Address	262 HEYWARD STREET	47 MAUJER STREET	20 STAGG STREET	22 STAGG STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	14	11	12
Year Built	1999	2006	1930	1930
Gross SqFt	25,904	13,810	3,750	3,600
Estimated Gross Income	\$537,508	\$286,544	\$78,806	\$78,806
Gross Income per SqFt	\$20.75	\$20.75	\$21.01	\$21.89
Estimated Expense	\$268,754	\$58,529	\$30,484	\$34,435
Expense SqFt	\$10.38	\$4.24	\$8.13	\$9.57
Net Operating Income	\$268,754	\$228,015	\$48,322	\$44,371
Full Market Value	\$1,973,997	\$1,675,000	\$355,000	\$325,000
Market Value per SqFt	\$76.20	\$121.29	\$94.67	\$90.28
Distance from Condominium in miles		0.42	0.28	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02235-7504	3-02424-0006	3-02424-0035	3-02412-0033
Condominium Section	2012-R1			
Address	24 LYNCH STREET	354 SOUTH 2 STREET	347 SOUTH 3 STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	29	24
Year Built	2006	1920	1915	1919
Gross SqFt	19,540	24,126	23,467	19,104
Estimated Gross Income	\$404,478	\$499,299	\$503,375	\$431,273
Gross Income per SqFt	\$20.70	\$20.70	\$21.45	\$22.58
Estimated Expense	\$153,702	\$320,801	\$275,528	\$228,216
Expense SqFt	\$7.87	\$13.30	\$11.74	\$11.95
Net Operating Income	\$250,776	\$178,498	\$227,847	\$203,057
Full Market Value	\$1,842,004	\$1,050,000	\$1,059,000	\$934,000
Market Value per SqFt	\$94.27	\$43.52	\$45.13	\$48.89
Distance from Condominium in miles		0.65	0.65	0.69

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02235-7505	3-02424-0006	3-02424-0012	3-02424-0035
Condominium Section	2013-R1			
Address	28 LYNCH STREET	354 SOUTH 2 STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	30	29
Year Built	2006	1920	1915	1915
Gross SqFt	21,528	24,126	21,197	23,467
Estimated Gross Income	\$445,630	\$499,299	\$521,344	\$503,375
Gross Income per SqFt	\$20.70	\$20.70	\$24.60	\$21.45
Estimated Expense	\$169,339	\$320,801	\$283,683	\$275,528
Expense SqFt	\$7.87	\$13.30	\$13.38	\$11.74
Net Operating Income	\$276,291	\$178,498	\$237,661	\$227,847
Full Market Value	\$2,030,002	\$1,050,000	\$1,098,000	\$1,059,000
Market Value per SqFt	\$94.30	\$43.52	\$51.80	\$45.13
Distance from Condominium in miles		0.65	0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02235-7506	3-02424-0006	3-02424-0012	3-02424-0035
Condominium Section	2072-R1			
Address	18 LYNCH STREET	354 SOUTH 2 STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	30	29
Year Built	2006	1920	1915	1915
Gross SqFt	21,338	24,126	21,197	23,467
Estimated Gross Income	\$441,697	\$499,299	\$521,344	\$503,375
Gross Income per SqFt	\$20.70	\$20.70	\$24.60	\$21.45
Estimated Expense	\$167,845	\$320,801	\$283,683	\$275,528
Expense SqFt	\$7.87	\$13.30	\$13.38	\$11.74
Net Operating Income	\$273,852	\$178,498	\$237,661	\$227,847
Full Market Value	\$2,012,000	\$1,050,000	\$1,098,000	\$1,059,000
Market Value per SqFt	\$94.29	\$43.52	\$51.80	\$45.13
Distance from Condominium in miles		0.65	0.65	0.65

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02235-7507	3-02424-0006	3-02424-0012	3-02424-0035
Condominium Section	2083-R1			
Address	14 LYNCH STREET	354 SOUTH 2 STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	30	29
Year Built	2006	1920	1915	1915
Gross SqFt	22,253	24,126	21,197	23,467
Estimated Gross Income	\$460,637	\$499,299	\$521,344	\$503,375
Gross Income per SqFt	\$20.70	\$20.70	\$24.60	\$21.45
Estimated Expense	\$175,042	\$320,801	\$283,683	\$275,528
Expense SqFt	\$7.87	\$13.30	\$13.38	\$11.74
Net Operating Income	\$285,595	\$178,498	\$237,661	\$227,847
Full Market Value	\$2,098,004	\$1,050,000	\$1,098,000	\$1,059,000
Market Value per SqFt	\$94.28	\$43.52	\$51.80	\$45.13
Distance from Condominium in miles		0.65	0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02235-7508	3-02424-0006	3-02424-0012	3-02424-0035
Condominium Section	2167-R1			
Address	232 LEE AVENUE	354 SOUTH 2 STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	29	30	29
Year Built	2007	1920	1915	1915
Gross SqFt	19,400	24,126	21,197	23,467
Estimated Gross Income	\$401,580	\$499,299	\$521,344	\$503,375
Gross Income per SqFt	\$20.70	\$20.70	\$24.60	\$21.45
Estimated Expense	\$152,600	\$320,801	\$283,683	\$275,528
Expense SqFt	\$7.87	\$13.30	\$13.38	\$11.74
Net Operating Income	\$248,980	\$178,498	\$237,661	\$227,847
Full Market Value	\$1,829,000	\$1,050,000	\$1,098,000	\$1,059,000
Market Value per SqFt	\$94.28	\$43.52	\$51.80	\$45.13
Distance from Condominium in miles		0.65	0.65	0.65

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02235-7509	3-02424-0006	3-02424-0016	3-02412-0027
Condominium Section	2356-R1			
Address	8 LYNCH STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	24	25
Year Built	2007	1920	1915	1920
Gross SqFt	29,200	24,126	23,000	28,800
Estimated Gross Income	\$604,440	\$499,299	\$431,272	\$607,117
Gross Income per SqFt	\$20.70	\$20.70	\$18.75	\$21.08
Estimated Expense	\$229,687	\$320,801	\$229,306	\$388,575
Expense SqFt	\$7.87	\$13.30	\$9.97	\$13.49
Net Operating Income	\$374,753	\$178,498	\$201,966	\$218,542
Full Market Value	\$2,753,006	\$1,050,000	\$934,000	\$1,276,000
Market Value per SqFt	\$94.28	\$43.52	\$40.61	\$44.31
Distance from Condominium in miles		0.65	0.65	0.69

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02235-7510	3-02424-0006	3-02424-0012	3-02424-0035
Condominium Section	2355-R1			
Address	4 LYNCH STREET	354 SOUTH 2 STREET	362 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	29	30	29
Year Built	2006	1920	1915	1915
Gross SqFt	21,570	24,126	21,197	23,467
Estimated Gross Income	\$446,499	\$499,299	\$521,344	\$503,375
Gross Income per SqFt	\$20.70	\$20.70	\$24.60	\$21.45
Estimated Expense	\$169,670	\$320,801	\$283,683	\$275,528
Expense SqFt	\$7.87	\$13.30	\$13.38	\$11.74
Net Operating Income	\$276,829	\$178,498	\$237,661	\$227,847
Full Market Value	\$2,034,000	\$1,050,000	\$1,098,000	\$1,059,000
Market Value per SqFt	\$94.30	\$43.52	\$51.80	\$45.13
Distance from Condominium in miles		0.65	0.65	0.65

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02237-7511	3-02424-0006	3-02424-0035	3-02413-0031
Condominium Section	0893-R1			
Address	118 HARRISON AVENUE	354 SOUTH 2 STREET	347 SOUTH 3 STREET	385 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	29	22
Year Built	2001	1920	1915	1915
Gross SqFt	26,819	24,126	23,467	20,295
Estimated Gross Income	\$555,153	\$499,299	\$503,375	\$395,336
Gross Income per SqFt	\$20.70	\$20.70	\$21.45	\$19.48
Estimated Expense	\$305,334	\$320,801	\$275,528	\$198,149
Expense SqFt	\$11.38	\$13.30	\$11.74	\$9.76
Net Operating Income	\$249,819	\$178,498	\$227,847	\$197,187
Full Market Value	\$1,835,000	\$1,050,000	\$1,059,000	\$856,000
Market Value per SqFt	\$68.42	\$43.52	\$45.13	\$42.18
Distance from Condominium in miles		0.47	0.47	0.47

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02238-7504	3-02425-0023	3-02425-0029	3-02425-0036
Condominium Section	1376-R1			
Address	532 BROADWAY	408 SOUTH 2 STREET	399 HEWES STREET	395 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	35	30	29	30
Year Built		1915	1917	1916
Gross SqFt	61,764	24,375	25,800	23,481
Estimated Gross Income	\$1,650,334	\$754,177	\$689,474	\$723,271
Gross Income per SqFt	\$26.72	\$30.94	\$26.72	\$30.80
Estimated Expense	\$825,167	\$403,722	\$376,742	\$391,101
Expense SqFt	\$13.36	\$16.56	\$14.60	\$16.66
Net Operating Income	\$825,167	\$350,455	\$312,732	\$332,170
Full Market Value	\$5,964,998	\$1,672,000	\$1,529,000	\$1,628,000
Market Value per SqFt	\$96.58	\$68.59	\$59.26	\$69.33
Distance from Condominium in miles		0.35	0.35	0.35

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02240-7507	3-03113-0032	3-02140-0013	3-02368-0029
Condominium Section	1019-R1			
Address	51 LORIMER STREET	9 COOK STREET	242 BROADWAY	94 HAVEMEYER STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	16	63	26	29
Year Built	2003	2009	1910	1916
Gross SqFt	24,787	52,650	33,825	21,380
Estimated Gross Income	\$490,039	\$1,113,307	\$578,208	\$449,621
Gross Income per SqFt	\$19.77	\$21.15	\$17.09	\$21.03
Estimated Expense	\$225,418	\$545,418	\$279,040	\$206,745
Expense SqFt	\$9.09	\$10.36	\$8.25	\$9.67
Net Operating Income	\$264,621	\$567,889	\$299,168	\$242,876
Full Market Value	\$1,893,999	\$4,167,000	\$2,013,000	\$1,783,000
Market Value per SqFt	\$76.41	\$79.15	\$59.51	\$83.40
Distance from Condominium in miles		0.52	0.62	0.91

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02240-7509	3-02140-0013	3-02368-0029	3-03113-0032
Condominium Section	1018-R1			
Address	57 LORIMER STREET	242 BROADWAY	94 HAVEMEYER STREET	9 COOK STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-EAST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	16	26	29	63
Year Built		1910	1916	2009
Gross SqFt	24,787	33,825	21,380	52,650
Estimated Gross Income	\$490,039	\$578,208	\$449,621	\$1,113,307
Gross Income per SqFt	\$19.77	\$17.09	\$21.03	\$21.15
Estimated Expense	\$225,418	\$279,040	\$206,745	\$545,418
Expense SqFt	\$9.09	\$8.25	\$9.67	\$10.36
Net Operating Income	\$264,621	\$299,168	\$242,876	\$567,889
Full Market Value	\$1,893,999	\$2,013,000	\$1,783,000	\$4,167,000
Market Value per SqFt	\$76.41	\$59.51	\$83.40	\$79.15
Distance from Condominium in miles		0.62	0.91	0.52

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02240-7511	3-02424-0006	3-02424-0016	3-02412-0027
Condominium Section	1182-R1			
Address	40 MIDDLETON STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	24	25
Year Built	2002	1920	1915	1920
Gross SqFt	27,648	24,126	23,000	28,800
Estimated Gross Income	\$572,314	\$499,299	\$431,272	\$607,117
Gross Income per SqFt	\$20.70	\$20.70	\$18.75	\$21.08
Estimated Expense	\$263,264	\$320,801	\$229,306	\$388,575
Expense SqFt	\$9.52	\$13.30	\$9.97	\$13.49
Net Operating Income	\$309,050	\$178,498	\$201,966	\$218,542
Full Market Value	\$2,269,999	\$1,050,000	\$934,000	\$1,276,000
Market Value per SqFt	\$82.10	\$43.52	\$40.61	\$44.31
Distance from Condominium in miles		0.59	0.59	0.63

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02240-7512	3-03113-0032	3-02140-0013	3-02368-0029
Condominium Section	1075-R1			
Address	82 MIDDLETON STREET	9 COOK STREET	242 BROADWAY	94 HAVEMEYER STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	17	63	26	29
Year Built	2002	2009	1910	1916
Gross SqFt	17,772	52,650	33,825	21,380
Estimated Gross Income	\$351,352	\$1,113,307	\$578,208	\$449,621
Gross Income per SqFt	\$19.77	\$21.15	\$17.09	\$21.03
Estimated Expense	\$161,622	\$545,418	\$279,040	\$206,745
Expense SqFt	\$9.09	\$10.36	\$8.25	\$9.67
Net Operating Income	\$189,730	\$567,889	\$299,168	\$242,876
Full Market Value	\$1,357,998	\$4,167,000	\$2,013,000	\$1,783,000
Market Value per SqFt	\$76.41	\$79.15	\$59.51	\$83.40
Distance from Condominium in miles		0.52	0.62	0.91

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02240-7513	3-03113-0032	3-02140-0013	3-02368-0029
Condominium Section	1076-R1			
Address	86 MIDDLETON STREET	9 COOK STREET	242 BROADWAY	94 HAVEMEYER STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	16	63	26	29
Year Built	2002	2009	1910	1916
Gross SqFt	15,052	52,650	33,825	21,380
Estimated Gross Income	\$297,578	\$1,113,307	\$578,208	\$449,621
Gross Income per SqFt	\$19.77	\$21.15	\$17.09	\$21.03
Estimated Expense	\$122,007	\$545,418	\$279,040	\$206,745
Expense SqFt	\$8.11	\$10.36	\$8.25	\$9.67
Net Operating Income	\$175,571	\$567,889	\$299,168	\$242,876
Full Market Value	\$1,256,998	\$4,167,000	\$2,013,000	\$1,783,000
Market Value per SqFt	\$83.51	\$79.15	\$59.51	\$83.40
Distance from Condominium in miles		0.52	0.62	0.91

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02240-7514	3-03113-0032	3-02140-0013	3-02368-0029
Condominium Section	1077-R1			
Address	90 MIDDLETON STREET	9 COOK STREET	242 BROADWAY	94 HAVEMEYER STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	17	63	26	29
Year Built	2002	2009	1910	1916
Gross SqFt	16,059	52,650	33,825	21,380
Estimated Gross Income	\$317,486	\$1,113,307	\$578,208	\$449,621
Gross Income per SqFt	\$19.77	\$21.15	\$17.09	\$21.03
Estimated Expense	\$130,169	\$545,418	\$279,040	\$206,745
Expense SqFt	\$8.11	\$10.36	\$8.25	\$9.67
Net Operating Income	\$187,317	\$567,889	\$299,168	\$242,876
Full Market Value	\$1,340,999	\$4,167,000	\$2,013,000	\$1,783,000
Market Value per SqFt	\$83.50	\$79.15	\$59.51	\$83.40
Distance from Condominium in miles		0.52	0.62	0.91

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02240-7516	3-02424-0006	3-02412-0027	3-02413-0031
Condominium Section	1137-R1			
Address	5 UNKNOWN	354 SOUTH 2 STREET	367 SOUTH 2 STREET	385 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	25	22
Year Built	2002	1920	1920	1915
Gross SqFt	28,727	24,126	28,800	20,295
Estimated Gross Income	\$559,602	\$499,299	\$607,117	\$395,336
Gross Income per SqFt	\$19.48	\$20.70	\$21.08	\$19.48
Estimated Expense	\$257,417	\$320,801	\$388,575	\$198,149
Expense SqFt	\$8.96	\$13.30	\$13.49	\$9.76
Net Operating Income	\$302,185	\$178,498	\$218,542	\$197,187
Full Market Value	\$2,165,999	\$1,050,000	\$1,276,000	\$856,000
Market Value per SqFt	\$75.40	\$43.52	\$44.31	\$42.18
Distance from Condominium in miles		0.59	0.63	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02240-7518	3-02424-0006	3-02424-0035	3-02413-0031
Condominium Section	1104-R1			
Address	13 LORIMER STREET	354 SOUTH 2 STREET	347 SOUTH 3 STREET	385 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	29	22
Year Built	2003	1920	1915	1915
Gross SqFt	21,510	24,126	23,467	20,295
Estimated Gross Income	\$419,015	\$499,299	\$503,375	\$395,336
Gross Income per SqFt	\$19.48	\$20.70	\$21.45	\$19.48
Estimated Expense	\$192,747	\$320,801	\$275,528	\$198,149
Expense SqFt	\$8.96	\$13.30	\$11.74	\$9.76
Net Operating Income	\$226,268	\$178,498	\$227,847	\$197,187
Full Market Value	\$1,622,004	\$1,050,000	\$1,059,000	\$856,000
Market Value per SqFt	\$75.41	\$43.52	\$45.13	\$42.18
Distance from Condominium in miles		0.59	0.59	0.60

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02241-7528	3-02183-0058	3-02424-0006	3-02424-0035
Condominium Section	1235-R1			
Address	115 LORIMER STREET	189 ROSS STREET	354 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	35	29	29
Year Built	2004	1925	1920	1915
Gross SqFt	25,452	25,800	24,126	23,467
Estimated Gross Income	\$479,261	\$408,672	\$499,299	\$503,375
Gross Income per SqFt	\$18.83	\$15.84	\$20.70	\$21.45
Estimated Expense	\$196,497	\$204,336	\$320,801	\$275,528
Expense SqFt	\$7.72	\$7.92	\$13.30	\$11.74
Net Operating Income	\$282,764	\$204,336	\$178,498	\$227,847
Full Market Value	\$2,032,000	\$1,243,000	\$1,050,000	\$1,059,000
Market Value per SqFt	\$79.84	\$48.18	\$43.52	\$45.13
Distance from Condominium in miles		0.52	0.51	0.51

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02241-7529	3-02183-0058	3-02424-0006	3-02424-0035
Condominium Section	1237-R1			
Address	119 LORIMER STREET	189 ROSS STREET	354 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	35	29	29
Year Built	2004	1925	1920	1915
Gross SqFt	26,950	25,800	24,126	23,467
Estimated Gross Income	\$507,469	\$408,672	\$499,299	\$503,375
Gross Income per SqFt	\$18.83	\$15.84	\$20.70	\$21.45
Estimated Expense	\$208,062	\$204,336	\$320,801	\$275,528
Expense SqFt	\$7.72	\$7.92	\$13.30	\$11.74
Net Operating Income	\$299,407	\$204,336	\$178,498	\$227,847
Full Market Value	\$2,151,002	\$1,243,000	\$1,050,000	\$1,059,000
Market Value per SqFt	\$79.81	\$48.18	\$43.52	\$45.13
Distance from Condominium in miles		0.52	0.51	0.51

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02241-7530	3-02183-0058	3-02424-0006	3-02424-0035
Condominium Section	1242-R1			
Address	146 MIDDLETON STREET	189 ROSS STREET	354 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	35	29	29
Year Built	2004	1925	1920	1915
Gross SqFt	23,692	25,800	24,126	23,467
Estimated Gross Income	\$446,120	\$408,672	\$499,299	\$503,375
Gross Income per SqFt	\$18.83	\$15.84	\$20.70	\$21.45
Estimated Expense	\$182,909	\$204,336	\$320,801	\$275,528
Expense SqFt	\$7.72	\$7.92	\$13.30	\$11.74
Net Operating Income	\$263,211	\$204,336	\$178,498	\$227,847
Full Market Value	\$1,891,000	\$1,243,000	\$1,050,000	\$1,059,000
Market Value per SqFt	\$79.82	\$48.18	\$43.52	\$45.13
Distance from Condominium in miles		0.52	0.51	0.51

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02241-7531	3-02264-0059	3-02264-0063	3-02240-0031
Condominium Section	1246-R1			
Address	150 MIDDLETON STREET	567 FLUSHING AVENUE	563 FLUSHING AVENUE	80 MIDDLETON STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	14	39	20	11
Year Built	2004	1931	2004	2001
Gross SqFt	25,452	18,750	28,158	10,000
Estimated Gross Income	\$463,735	\$741,300	\$446,867	\$263,600
Gross Income per SqFt	\$18.22	\$39.54	\$15.87	\$26.36
Estimated Expense	\$190,131	\$276,703	\$164,161	\$169,800
Expense SqFt	\$7.47	\$14.76	\$5.83	\$16.98
Net Operating Income	\$273,604	\$464,597	\$282,706	\$93,800
Full Market Value	\$1,969,004	\$2,175,000	\$1,932,000	\$60,000
Market Value per SqFt	\$77.36	\$116.00	\$68.61	\$6.00
Distance from Condominium in miles		0.17	0.17	0.13

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02242-7503	3-02424-0016	3-02412-0025	3-02412-0030
Condominium Section	1815-R1			
Address	218 MIDDLETON STREET	370 SOUTH 2 STREET	373 SOUTH 2 STREET	359 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	24	22	24
Year Built	2005	1915	1920	1916
Gross SqFt	32,189	23,000	19,900	22,050
Estimated Gross Income	\$603,544	\$431,272	\$377,503	\$413,524
Gross Income per SqFt	\$18.75	\$18.75	\$18.97	\$18.75
Estimated Expense	\$247,453	\$229,306	\$177,309	\$229,443
Expense SqFt	\$7.69	\$9.97	\$8.91	\$10.41
Net Operating Income	\$356,091	\$201,966	\$200,194	\$184,081
Full Market Value	\$2,559,000	\$934,000	\$795,000	\$871,000
Market Value per SqFt	\$79.50	\$40.61	\$39.95	\$39.50
Distance from Condominium in miles		0.47	0.50	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02242-7504	3-02424-0016	3-02412-0025	3-02412-0030
Condominium Section	2057-R1			
Address	210 MIDDLETON STREET	370 SOUTH 2 STREET	373 SOUTH 2 STREET	359 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	24	22	24
Year Built	2005	1915	1920	1916
Gross SqFt	27,224	23,000	19,900	22,050
Estimated Gross Income	\$510,450	\$431,272	\$377,503	\$413,524
Gross Income per SqFt	\$18.75	\$18.75	\$18.97	\$18.75
Estimated Expense	\$209,285	\$229,306	\$177,309	\$229,443
Expense SqFt	\$7.69	\$9.97	\$8.91	\$10.41
Net Operating Income	\$301,165	\$201,966	\$200,194	\$184,081
Full Market Value	\$2,163,998	\$934,000	\$795,000	\$871,000
Market Value per SqFt	\$79.49	\$40.61	\$39.95	\$39.50
Distance from Condominium in miles		0.47	0.50	0.50

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02244-7501	3-02424-0006	3-01816-0001	3-02424-0016
Condominium Section	0663-R1			
Address	2 LEE AVENUE	354 SOUTH 2 STREET	588 GATES AVENUE	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	113	29	150	24
Year Built	1998	1920	1973	1915
Gross SqFt	196,286	24,126	117,570	23,000
Estimated Gross Income	\$3,680,363	\$499,299	\$1,896,312	\$431,272
Gross Income per SqFt	\$18.75	\$20.70	\$16.13	\$18.75
Estimated Expense	\$1,803,378	\$320,801	\$935,324	\$229,306
Expense SqFt	\$9.19	\$13.30	\$7.96	\$9.97
Net Operating Income	\$1,876,985	\$178,498	\$960,988	\$201,966
Full Market Value	\$13,489,026	\$1,050,000	\$5,910,000	\$934,000
Market Value per SqFt	\$68.72	\$43.52	\$50.27	\$40.61
Distance from Condominium in miles		0.62	1.15	0.62

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02250-7501	3-02412-0027	3-02424-0035	3-02412-0033
Condominium Section	0873-R1			
Address	165 HARRISON AVENUE	367 SOUTH 2 STREET	347 SOUTH 3 STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	25	29	24
Year Built	2000	1920	1915	1919
Gross SqFt	39,000	28,800	23,467	19,104
Estimated Gross Income	\$836,550	\$607,117	\$503,375	\$431,273
Gross Income per SqFt	\$21.45	\$21.08	\$21.45	\$22.58
Estimated Expense	\$342,986	\$388,575	\$275,528	\$228,216
Expense SqFt	\$8.79	\$13.49	\$11.74	\$11.95
Net Operating Income	\$493,564	\$218,542	\$227,847	\$203,057
Full Market Value	\$3,618,992	\$1,276,000	\$1,059,000	\$934,000
Market Value per SqFt	\$92.79	\$44.31	\$45.13	\$48.89
Distance from Condominium in miles		0.59	0.56	0.59

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02251-7501	3-02424-0016	3-02412-0025	3-02412-0030
Condominium Section	1025-R1			
Address	341 WALLABOUT STREET	370 SOUTH 2 STREET	373 SOUTH 2 STREET	359 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	24	22	24
Year Built	2001	1915	1920	1916
Gross SqFt	29,866	23,000	19,900	22,050
Estimated Gross Income	\$559,988	\$431,272	\$377,503	\$413,524
Gross Income per SqFt	\$18.75	\$18.75	\$18.97	\$18.75
Estimated Expense	\$251,995	\$229,306	\$177,309	\$229,443
Expense SqFt	\$8.44	\$9.97	\$8.91	\$10.41
Net Operating Income	\$307,993	\$201,966	\$200,194	\$184,081
Full Market Value	\$2,213,004	\$934,000	\$795,000	\$871,000
Market Value per SqFt	\$74.10	\$40.61	\$39.95	\$39.50
Distance from Condominium in miles		0.55	0.58	0.58

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02251-7502	3-02424-0016	3-02412-0025	3-02412-0030
Condominium Section	1699-R1			
Address	37 THROOP AVENUE	370 SOUTH 2 STREET	373 SOUTH 2 STREET	359 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	24	22	24
Year Built	2006	1915	1920	1916
Gross SqFt	23,938	23,000	19,900	22,050
Estimated Gross Income	\$448,838	\$431,272	\$377,503	\$413,524
Gross Income per SqFt	\$18.75	\$18.75	\$18.97	\$18.75
Estimated Expense	\$157,093	\$229,306	\$177,309	\$229,443
Expense SqFt	\$6.56	\$9.97	\$8.91	\$10.41
Net Operating Income	\$291,745	\$201,966	\$200,194	\$184,081
Full Market Value	\$2,097,006	\$934,000	\$795,000	\$871,000
Market Value per SqFt	\$87.60	\$40.61	\$39.95	\$39.50
Distance from Condominium in miles		0.55	0.58	0.58

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02251-7503	3-03113-0032	3-02757-0028	3-02368-0029
Condominium Section	1705-R1			
Address	41 THROOP AVENUE	9 COOK STREET	609 METROPOLITAN AVENUE	94 HAVEMEYER STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	17	63	65	29
Year Built	2006	2009	1920	1916
Gross SqFt	22,389	52,650	43,230	21,380
Estimated Gross Income	\$470,841	\$1,113,307	\$1,043,222	\$449,621
Gross Income per SqFt	\$21.03	\$21.15	\$24.13	\$21.03
Estimated Expense	\$193,045	\$545,418	\$451,589	\$206,745
Expense SqFt	\$8.62	\$10.36	\$10.45	\$9.67
Net Operating Income	\$277,796	\$567,889	\$591,633	\$242,876
Full Market Value	\$2,039,006	\$4,167,000	\$3,210,000	\$1,783,000
Market Value per SqFt	\$91.07	\$79.15	\$74.25	\$83.40
Distance from Condominium in miles		0.19	0.78	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02251-7504	3-03113-0032	3-02264-0063	3-02757-0028
Condominium Section	1704-R1			
Address	33 THROOP AVENUE	9 COOK STREET	563 FLUSHING AVENUE	609 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	13	63	20	65
Year Built	2006	2009	2004	1920
Gross SqFt	20,004	52,650	28,158	43,230
Estimated Gross Income	\$420,684	\$1,113,307	\$446,867	\$1,043,222
Gross Income per SqFt	\$21.03	\$21.15	\$15.87	\$24.13
Estimated Expense	\$172,480	\$545,418	\$164,161	\$451,589
Expense SqFt	\$8.62	\$10.36	\$5.83	\$10.45
Net Operating Income	\$248,204	\$567,889	\$282,706	\$591,633
Full Market Value	\$1,821,998	\$4,167,000	\$1,932,000	\$3,210,000
Market Value per SqFt	\$91.08	\$79.15	\$68.61	\$74.25
Distance from Condominium in miles		0.19	0.35	0.78

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02260-7501	3-02183-0058	3-02104-0008	3-02424-0016
Condominium Section	1099-R1			
Address	760 KENT AVENUE	189 ROSS STREET	299 ADELPHI STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	FORT GREENE	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	33	35	71	24
Year Built	2004	1925	1927	1915
Gross SqFt	40,200	25,800	44,046	23,000
Estimated Gross Income	\$753,750	\$408,672	\$827,639	\$431,272
Gross Income per SqFt	\$18.75	\$15.84	\$18.79	\$18.75
Estimated Expense	\$369,338	\$204,336	\$409,988	\$229,306
Expense SqFt	\$9.19	\$7.92	\$9.31	\$9.97
Net Operating Income	\$384,412	\$204,336	\$417,651	\$201,966
Full Market Value	\$2,763,002	\$1,243,000	\$3,001,000	\$934,000
Market Value per SqFt	\$68.73	\$48.18	\$68.13	\$40.61
Distance from Condominium in miles		0.56	0.85	0.86

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02262-7503	3-02183-0058	3-02424-0016	3-02412-0025
Condominium Section	1355-R1			
Address	132 WALLABOUT STREET	189 ROSS STREET	370 SOUTH 2 STREET	373 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	35	24	22
Year Built	2003	1925	1915	1920
Gross SqFt	24,331	25,800	23,000	19,900
Estimated Gross Income	\$456,206	\$408,672	\$431,272	\$377,503
Gross Income per SqFt	\$18.75	\$15.84	\$18.75	\$18.97
Estimated Expense	\$209,855	\$204,336	\$229,306	\$177,309
Expense SqFt	\$8.63	\$7.92	\$9.97	\$8.91
Net Operating Income	\$246,351	\$204,336	\$201,966	\$200,194
Full Market Value	\$1,770,000	\$1,243,000	\$934,000	\$795,000
Market Value per SqFt	\$72.75	\$48.18	\$40.61	\$39.95
Distance from Condominium in miles		0.53	0.77	0.81

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02262-7504	3-02183-0058	3-02424-0016	3-02412-0025
Condominium Section	1354-R1			
Address	136 WALLABOUT STREET	189 ROSS STREET	370 SOUTH 2 STREET	373 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	35	24	22
Year Built	2003	1925	1915	1920
Gross SqFt	24,331	25,800	23,000	19,900
Estimated Gross Income	\$456,206	\$408,672	\$431,272	\$377,503
Gross Income per SqFt	\$18.75	\$15.84	\$18.75	\$18.97
Estimated Expense	\$209,855	\$204,336	\$229,306	\$177,309
Expense SqFt	\$8.63	\$7.92	\$9.97	\$8.91
Net Operating Income	\$246,351	\$204,336	\$201,966	\$200,194
Full Market Value	\$1,770,000	\$1,243,000	\$934,000	\$795,000
Market Value per SqFt	\$72.75	\$48.18	\$40.61	\$39.95
Distance from Condominium in miles		0.53	0.77	0.81

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02262-7505	3-02183-0058	3-02424-0006	3-02424-0016
Condominium Section	1356-R1			
Address	429 FLUSHING AVENUE	189 ROSS STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	35	29	24
Year Built	2003	1925	1920	1915
Gross SqFt	24,635	25,800	24,126	23,000
Estimated Gross Income	\$461,906	\$408,672	\$499,299	\$431,272
Gross Income per SqFt	\$18.75	\$15.84	\$20.70	\$18.75
Estimated Expense	\$212,477	\$204,336	\$320,801	\$229,306
Expense SqFt	\$8.63	\$7.92	\$13.30	\$9.97
Net Operating Income	\$249,429	\$204,336	\$178,498	\$201,966
Full Market Value	\$1,793,000	\$1,243,000	\$1,050,000	\$934,000
Market Value per SqFt	\$72.78	\$48.18	\$43.52	\$40.61
Distance from Condominium in miles		0.53	0.77	0.77

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02262-7506	3-02183-0058	3-02424-0006	3-02424-0016
Condominium Section	1350-R1			
Address	417 FLUSHING AVENUE	189 ROSS STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	35	29	24
Year Built	2004	1925	1920	1915
Gross SqFt	16,303	25,800	24,126	23,000
Estimated Gross Income	\$305,681	\$408,672	\$499,299	\$431,272
Gross Income per SqFt	\$18.75	\$15.84	\$20.70	\$18.75
Estimated Expense	\$125,329	\$204,336	\$320,801	\$229,306
Expense SqFt	\$7.69	\$7.92	\$13.30	\$9.97
Net Operating Income	\$180,352	\$204,336	\$178,498	\$201,966
Full Market Value	\$1,296,001	\$1,243,000	\$1,050,000	\$934,000
Market Value per SqFt	\$79.49	\$48.18	\$43.52	\$40.61
Distance from Condominium in miles		0.53	0.77	0.77

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02262-7507	3-02183-0058	3-02424-0016	3-02412-0025
Condominium Section	1352-R1			
Address	730 BEDFORD AVENUE	189 ROSS STREET	370 SOUTH 2 STREET	373 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	35	24	22
Year Built	2004	1925	1915	1920
Gross SqFt	14,998	25,800	23,000	19,900
Estimated Gross Income	\$281,213	\$408,672	\$431,272	\$377,503
Gross Income per SqFt	\$18.75	\$15.84	\$18.75	\$18.97
Estimated Expense	\$115,297	\$204,336	\$229,306	\$177,309
Expense SqFt	\$7.69	\$7.92	\$9.97	\$8.91
Net Operating Income	\$165,916	\$204,336	\$201,966	\$200,194
Full Market Value	\$1,192,003	\$1,243,000	\$934,000	\$795,000
Market Value per SqFt	\$79.48	\$48.18	\$40.61	\$39.95
Distance from Condominium in miles		0.53	0.77	0.81

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02262-7508	3-02183-0058	3-02424-0006	3-02424-0016
Condominium Section	1567-R1			
Address	405 FLUSHING AVENUE	189 ROSS STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	27	35	29	24
Year Built	2006	1925	1920	1915
Gross SqFt	39,038	25,800	24,126	23,000
Estimated Gross Income	\$731,963	\$408,672	\$499,299	\$431,272
Gross Income per SqFt	\$18.75	\$15.84	\$20.70	\$18.75
Estimated Expense	\$314,744	\$204,336	\$320,801	\$229,306
Expense SqFt	\$8.06	\$7.92	\$13.30	\$9.97
Net Operating Income	\$417,219	\$204,336	\$178,498	\$201,966
Full Market Value	\$2,998,001	\$1,243,000	\$1,050,000	\$934,000
Market Value per SqFt	\$76.80	\$48.18	\$43.52	\$40.61
Distance from Condominium in miles		0.53	0.77	0.77

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02263-7502	3-02201-0032	3-02173-0027	
Condominium Section	1201-R1			
Address	713 BEDFORD AVENUE	272 DIVISION AVENUE	186 CLYMER STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	12	35	
Year Built	2004	1915	1915	
Gross SqFt	20,148	5,500	21,000	
Estimated Gross Income	\$322,771	\$95,590	\$307,650	
Gross Income per SqFt	\$16.02	\$17.38	\$14.65	
Estimated Expense	\$145,066	\$47,795	\$162,960	
Expense SqFt	\$7.20	\$8.69	\$7.76	
Net Operating Income	\$177,705	\$47,795	\$144,690	
Full Market Value	\$1,188,996	\$267,000	\$681,000	
Market Value per SqFt	\$59.01	\$48.55	\$32.43	
Distance from Condominium in miles		0.47	0.63	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02263-7503	3-02201-0032	3-02173-0027	
Condominium Section	1202-R1			
Address	717 BEDFORD AVENUE	272 DIVISION AVENUE	186 CLYMER STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	12	35	
Year Built	2002	1915	1915	
Gross SqFt	20,931	5,500	21,000	
Estimated Gross Income	\$335,315	\$95,590	\$307,650	
Gross Income per SqFt	\$16.02	\$17.38	\$14.65	
Estimated Expense	\$150,703	\$47,795	\$162,960	
Expense SqFt	\$7.20	\$8.69	\$7.76	
Net Operating Income	\$184,612	\$47,795	\$144,690	
Full Market Value	\$1,236,001	\$267,000	\$681,000	
Market Value per SqFt	\$59.05	\$48.55	\$32.43	
Distance from Condominium in miles		0.47	0.63	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02263-7504	3-02201-0032	3-02173-0027	
Condominium Section	1203-R1			
Address	721 BEDFORD AVENUE	272 DIVISION AVENUE	186 CLYMER STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	12	35	
Year Built	2002	1915	1915	
Gross SqFt	15,840	5,500	21,000	
Estimated Gross Income	\$253,757	\$95,590	\$307,650	
Gross Income per SqFt	\$16.02	\$17.38	\$14.65	
Estimated Expense	\$114,048	\$47,795	\$162,960	
Expense SqFt	\$7.20	\$8.69	\$7.76	
Net Operating Income	\$139,709	\$47,795	\$144,690	
Full Market Value	\$934,999	\$267,000	\$681,000	
Market Value per SqFt	\$59.03	\$48.55	\$32.43	
Distance from Condominium in miles		0.47	0.63	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02263-7505	3-02424-0006	3-02424-0035	3-02412-0033
Condominium Section	2015-R1			
Address	463 FLUSHING AVENUE	354 SOUTH 2 STREET	347 SOUTH 3 STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	29	24
Year Built	2006	1920	1915	1919
Gross SqFt	19,823	24,126	23,467	19,104
Estimated Gross Income	\$425,203	\$499,299	\$503,375	\$431,273
Gross Income per SqFt	\$21.45	\$20.70	\$21.45	\$22.58
Estimated Expense	\$174,333	\$320,801	\$275,528	\$228,216
Expense SqFt	\$8.79	\$13.30	\$11.74	\$11.95
Net Operating Income	\$250,870	\$178,498	\$227,847	\$203,057
Full Market Value	\$1,839,997	\$1,050,000	\$1,059,000	\$934,000
Market Value per SqFt	\$92.82	\$43.52	\$45.13	\$48.89
Distance from Condominium in miles		0.71	0.71	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02263-7506	3-02424-0006	3-02424-0035	3-02412-0027
Condominium Section	2016-R1			
Address	461 FLUSHING AVENUE	354 SOUTH 2 STREET	347 SOUTH 3 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	29	25
Year Built	2006	1920	1915	1920
Gross SqFt	24,214	24,126	23,467	28,800
Estimated Gross Income	\$510,431	\$499,299	\$503,375	\$607,117
Gross Income per SqFt	\$21.08	\$20.70	\$21.45	\$21.08
Estimated Expense	\$209,277	\$320,801	\$275,528	\$388,575
Expense SqFt	\$8.64	\$13.30	\$11.74	\$13.49
Net Operating Income	\$301,154	\$178,498	\$227,847	\$218,542
Full Market Value	\$2,209,998	\$1,050,000	\$1,059,000	\$1,276,000
Market Value per SqFt	\$91.27	\$43.52	\$45.13	\$44.31
Distance from Condominium in miles		0.71	0.71	0.75

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7504	3-02424-0016	3-02413-0031	3-02412-0025
Condominium Section	0699-R1			
Address	254 WALLABOUT STREET	370 SOUTH 2 STREET	385 SOUTH 2 STREET	373 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	19	24	22	22
Year Built	1931	1915	1915	1920
Gross SqFt	40,294	23,000	20,295	19,900
Estimated Gross Income	\$758,736	\$431,272	\$395,336	\$377,503
Gross Income per SqFt	\$18.83	\$18.75	\$19.48	\$18.97
Estimated Expense	\$417,305	\$229,306	\$198,149	\$177,309
Expense SqFt	\$10.36	\$9.97	\$9.76	\$8.91
Net Operating Income	\$341,431	\$201,966	\$197,187	\$200,194
Full Market Value	\$2,452,994	\$934,000	\$856,000	\$795,000
Market Value per SqFt	\$60.88	\$40.61	\$42.18	\$39.95
Distance from Condominium in miles		0.68	0.68	0.72

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7507	3-02437-0003	3-02424-0035	3-02412-0027
Condominium Section	0878-R1			
Address	248 WALLABOUT STREET	350 KEAP STREET	347 SOUTH 3 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	29	29	25
Year Built	2001	1912	1915	1920
Gross SqFt	38,600	20,430	23,467	28,800
Estimated Gross Income	\$827,970	\$503,375	\$503,375	\$607,117
Gross Income per SqFt	\$21.45	\$24.64	\$21.45	\$21.08
Estimated Expense	\$339,468	\$226,216	\$275,528	\$388,575
Expense SqFt	\$8.79	\$11.07	\$11.74	\$13.49
Net Operating Income	\$488,502	\$277,159	\$227,847	\$218,542
Full Market Value	\$3,582,005	\$1,059,000	\$1,059,000	\$1,276,000
Market Value per SqFt	\$92.80	\$51.84	\$45.13	\$44.31
Distance from Condominium in miles		0.63	0.68	0.72

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7508	3-02188-0013	3-02183-0058	3-02264-0059
Condominium Section	0939-R1			
Address	547 FLUSHING AVENUE	190 ROSS STREET	189 ROSS STREET	567 FLUSHING AVENUE
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	30	35	39
Year Built	2001	1920	1925	1931
Gross SqFt	16,637	27,498	25,800	18,750
Estimated Gross Income	\$345,384	\$311,827	\$408,672	\$741,300
Gross Income per SqFt	\$20.76	\$11.34	\$15.84	\$39.54
Estimated Expense	\$141,581	\$180,937	\$204,336	\$276,703
Expense SqFt	\$8.51	\$6.58	\$7.92	\$14.76
Net Operating Income	\$203,803	\$130,890	\$204,336	\$464,597
Full Market Value	\$1,497,002	\$842,000	\$1,243,000	\$2,175,000
Market Value per SqFt	\$89.98	\$30.62	\$48.18	\$116.00
Distance from Condominium in miles		0.58	0.61	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7509	3-02424-0006	3-02424-0035	3-02412-0033
Condominium Section	0940-R1			
Address	543 FLUSHING AVENUE	354 SOUTH 2 STREET	347 SOUTH 3 STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	29	24
Year Built	2001	1920	1915	1919
Gross SqFt	16,637	24,126	23,467	19,104
Estimated Gross Income	\$344,386	\$499,299	\$503,375	\$431,273
Gross Income per SqFt	\$20.70	\$20.70	\$21.45	\$22.58
Estimated Expense	\$141,198	\$320,801	\$275,528	\$228,216
Expense SqFt	\$8.49	\$13.30	\$11.74	\$11.95
Net Operating Income	\$203,188	\$178,498	\$227,847	\$203,057
Full Market Value	\$1,493,000	\$1,050,000	\$1,059,000	\$934,000
Market Value per SqFt	\$89.74	\$43.52	\$45.13	\$48.89
Distance from Condominium in miles		0.68	0.68	0.72

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7510	3-02424-0006	3-02413-0031	3-02424-0035
Condominium Section	0941-R1			
Address	551 FLUSHING AVENUE	354 SOUTH 2 STREET	385 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	22	29
Year Built	2003	1920	1915	1915
Gross SqFt	16,637	24,126	20,295	23,467
Estimated Gross Income	\$344,386	\$499,299	\$395,336	\$503,375
Gross Income per SqFt	\$20.70	\$20.70	\$19.48	\$21.45
Estimated Expense	\$141,198	\$320,801	\$198,149	\$275,528
Expense SqFt	\$8.49	\$13.30	\$9.76	\$11.74
Net Operating Income	\$203,188	\$178,498	\$197,187	\$227,847
Full Market Value	\$1,493,004	\$1,050,000	\$856,000	\$1,059,000
Market Value per SqFt	\$89.74	\$43.52	\$42.18	\$45.13
Distance from Condominium in miles		0.68	0.68	0.68

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7511	3-02424-0006	3-02424-0016	3-02424-0035
Condominium Section	0942-R1			
Address	555 FLUSHING AVENUE	354 SOUTH 2 STREET	370 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	24	29
Year Built	2003	1920	1915	1915
Gross SqFt	16,648	24,126	23,000	23,467
Estimated Gross Income	\$344,614	\$499,299	\$431,272	\$503,375
Gross Income per SqFt	\$20.70	\$20.70	\$18.75	\$21.45
Estimated Expense	\$141,292	\$320,801	\$229,306	\$275,528
Expense SqFt	\$8.49	\$13.30	\$9.97	\$11.74
Net Operating Income	\$203,322	\$178,498	\$201,966	\$227,847
Full Market Value	\$1,494,000	\$1,050,000	\$934,000	\$1,059,000
Market Value per SqFt	\$89.74	\$43.52	\$40.61	\$45.13
Distance from Condominium in miles		0.68	0.68	0.68

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7512	3-02424-0006	3-02424-0035	3-02412-0033
Condominium Section	0949-R1			
Address	559 FLUSHING AVENUE	354 SOUTH 2 STREET	347 SOUTH 3 STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	29	24
Year Built	2002	1920	1915	1919
Gross SqFt	14,000	24,126	23,467	19,104
Estimated Gross Income	\$289,800	\$499,299	\$503,375	\$431,273
Gross Income per SqFt	\$20.70	\$20.70	\$21.45	\$22.58
Estimated Expense	\$118,818	\$320,801	\$275,528	\$228,216
Expense SqFt	\$8.49	\$13.30	\$11.74	\$11.95
Net Operating Income	\$170,982	\$178,498	\$227,847	\$203,057
Full Market Value	\$1,255,999	\$1,050,000	\$1,059,000	\$934,000
Market Value per SqFt	\$89.71	\$43.52	\$45.13	\$48.89
Distance from Condominium in miles		0.68	0.68	0.72

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7513	3-02424-0006	3-02424-0016	3-02412-0027
Condominium Section	1284-R1			
Address	282 WALLABOUT STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	29	24	25
Year Built	2003	1920	1915	1920
Gross SqFt	45,000	24,126	23,000	28,800
Estimated Gross Income	\$931,500	\$499,299	\$431,272	\$607,117
Gross Income per SqFt	\$20.70	\$20.70	\$18.75	\$21.08
Estimated Expense	\$381,915	\$320,801	\$229,306	\$388,575
Expense SqFt	\$8.49	\$13.30	\$9.97	\$13.49
Net Operating Income	\$549,585	\$178,498	\$201,966	\$218,542
Full Market Value	\$4,036,998	\$1,050,000	\$934,000	\$1,276,000
Market Value per SqFt	\$89.71	\$43.52	\$40.61	\$44.31
Distance from Condominium in miles		0.68	0.68	0.72

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7514	3-02424-0006	3-02424-0016	3-02412-0027
Condominium Section	1283-R1			
Address	274 WALLABOUT STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	29	24	25
Year Built	2005	1920	1915	1920
Gross SqFt	32,854	24,126	23,000	28,800
Estimated Gross Income	\$680,078	\$499,299	\$431,272	\$607,117
Gross Income per SqFt	\$20.70	\$20.70	\$18.75	\$21.08
Estimated Expense	\$278,832	\$320,801	\$229,306	\$388,575
Expense SqFt	\$8.49	\$13.30	\$9.97	\$13.49
Net Operating Income	\$401,246	\$178,498	\$201,966	\$218,542
Full Market Value	\$2,948,000	\$1,050,000	\$934,000	\$1,276,000
Market Value per SqFt	\$89.73	\$43.52	\$40.61	\$44.31
Distance from Condominium in miles		0.68	0.68	0.72

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7515	3-02424-0006	3-02424-0016	3-02412-0027
Condominium Section	1313-R1			
Address	298 WALLABOUT STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	29	24	25
Year Built	2005	1920	1915	1920
Gross SqFt	32,291	24,126	23,000	28,800
Estimated Gross Income	\$668,424	\$499,299	\$431,272	\$607,117
Gross Income per SqFt	\$20.70	\$20.70	\$18.75	\$21.08
Estimated Expense	\$274,054	\$320,801	\$229,306	\$388,575
Expense SqFt	\$8.49	\$13.30	\$9.97	\$13.49
Net Operating Income	\$394,370	\$178,498	\$201,966	\$218,542
Full Market Value	\$2,897,001	\$1,050,000	\$934,000	\$1,276,000
Market Value per SqFt	\$89.72	\$43.52	\$40.61	\$44.31
Distance from Condominium in miles		0.68	0.68	0.72

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7518	3-02424-0006	3-02424-0016	3-02412-0027
Condominium Section	1287-R1			
Address	268 WALLABOUT STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	29	24	25
Year Built	2005	1920	1915	1920
Gross SqFt	32,523	24,126	23,000	28,800
Estimated Gross Income	\$673,226	\$499,299	\$431,272	\$607,117
Gross Income per SqFt	\$20.70	\$20.70	\$18.75	\$21.08
Estimated Expense	\$276,023	\$320,801	\$229,306	\$388,575
Expense SqFt	\$8.49	\$13.30	\$9.97	\$13.49
Net Operating Income	\$397,203	\$178,498	\$201,966	\$218,542
Full Market Value	\$2,918,002	\$1,050,000	\$934,000	\$1,276,000
Market Value per SqFt	\$89.72	\$43.52	\$40.61	\$44.31
Distance from Condominium in miles		0.68	0.68	0.72

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7520	3-02424-0006	3-02424-0016	3-02424-0035
Condominium Section	1337-R1			
Address	593 FLUSHING AVENUE	354 SOUTH 2 STREET	370 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	24	29
Year Built	2005	1920	1915	1915
Gross SqFt	17,940	24,126	23,000	23,467
Estimated Gross Income	\$371,358	\$499,299	\$431,272	\$503,375
Gross Income per SqFt	\$20.70	\$20.70	\$18.75	\$21.45
Estimated Expense	\$152,257	\$320,801	\$229,306	\$275,528
Expense SqFt	\$8.49	\$13.30	\$9.97	\$11.74
Net Operating Income	\$219,101	\$178,498	\$201,966	\$227,847
Full Market Value	\$1,609,000	\$1,050,000	\$934,000	\$1,059,000
Market Value per SqFt	\$89.69	\$43.52	\$40.61	\$45.13
Distance from Condominium in miles		0.68	0.68	0.68

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02264-7521	3-02424-0006	3-02424-0035	3-02424-0016
Condominium Section	1336-R1			
Address	290 WALLABOUT STREET	354 SOUTH 2 STREET	347 SOUTH 3 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	29	29	24
Year Built	2005	1920	1915	1915
Gross SqFt	38,717	24,126	23,467	23,000
Estimated Gross Income	\$801,442	\$499,299	\$503,375	\$431,272
Gross Income per SqFt	\$20.70	\$20.70	\$21.45	\$18.75
Estimated Expense	\$328,591	\$320,801	\$275,528	\$229,306
Expense SqFt	\$8.49	\$13.30	\$11.74	\$9.97
Net Operating Income	\$472,851	\$178,498	\$227,847	\$201,966
Full Market Value	\$3,474,000	\$1,050,000	\$1,059,000	\$934,000
Market Value per SqFt	\$89.73	\$43.52	\$45.13	\$40.61
Distance from Condominium in miles		0.68	0.68	0.68

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02267-7501	3-02270-0001	3-03049-0043	
Condominium Section	0807-R1			
Address	111 GERRY STREET	106 GERRY STREET	21 MONTROSE AVENUE	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	25	46	30	
Year Built	2001	2000	2008	
Gross SqFt	43,571	49,484	29,250	
Estimated Gross Income	\$651,822	\$682,384	\$578,158	
Gross Income per SqFt	\$14.96	\$13.79	\$19.77	
Estimated Expense	\$293,233	\$341,440	\$92,203	
Expense SqFt	\$6.73	\$6.90	\$3.15	
Net Operating Income	\$358,589	\$340,944	\$485,955	
Full Market Value	\$3,042,000	\$2,249,000	\$3,478,000	
Market Value per SqFt	\$69.82	\$45.45	\$118.91	
Distance from Condominium in miles		0.05	0.34	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02267-7502	3-02425-0036	3-02425-0029	3-02425-0032
Condominium Section	0983-R1			
Address	59 THROOP AVENUE	395 SOUTH 3 STREET	399 HEWES STREET	395 HEWES STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	30	29	35
Year Built	2002	1916	1917	1917
Gross SqFt	21,000	23,481	25,800	26,070
Estimated Gross Income	\$359,940	\$723,271	\$689,474	\$490,898
Gross Income per SqFt	\$17.14	\$30.80	\$26.72	\$18.83
Estimated Expense	\$161,973	\$391,101	\$376,742	\$235,673
Expense SqFt	\$7.71	\$16.66	\$14.60	\$9.04
Net Operating Income	\$197,967	\$332,170	\$312,732	\$255,225
Full Market Value	\$1,539,977	\$1,628,000	\$1,529,000	\$1,834,000
Market Value per SqFt	\$73.33	\$69.33	\$59.26	\$70.35
Distance from Condominium in miles		0.53	0.53	0.53

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02267-7503	3-02424-0016	3-02412-0025	3-02412-0030
Condominium Section	1027-R1			
Address	49 THROOP AVENUE	370 SOUTH 2 STREET	373 SOUTH 2 STREET	359 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	26	24	22	24
Year Built	2000	1915	1920	1916
Gross SqFt	40,232	23,000	19,900	22,050
Estimated Gross Income	\$754,350	\$431,272	\$377,503	\$413,524
Gross Income per SqFt	\$18.75	\$18.75	\$18.97	\$18.75
Estimated Expense	\$339,458	\$229,306	\$177,309	\$229,443
Expense SqFt	\$8.44	\$9.97	\$8.91	\$10.41
Net Operating Income	\$414,892	\$201,966	\$200,194	\$184,081
Full Market Value	\$2,982,003	\$934,000	\$795,000	\$871,000
Market Value per SqFt	\$74.12	\$40.61	\$39.95	\$39.50
Distance from Condominium in miles		0.60	0.63	0.63

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02276-7501	3-02413-0031	3-02424-0006	3-02424-0035
Condominium Section	1998-R1			
Address	721 FLUSHING AVENUE	385 SOUTH 2 STREET	354 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	22	29	29
Year Built	2006	1915	1920	1915
Gross SqFt	14,400	20,295	24,126	23,467
Estimated Gross Income	\$298,080	\$395,336	\$499,299	\$503,375
Gross Income per SqFt	\$20.70	\$19.48	\$20.70	\$21.45
Estimated Expense	\$122,213	\$198,149	\$320,801	\$275,528
Expense SqFt	\$8.49	\$9.76	\$13.30	\$11.74
Net Operating Income	\$175,867	\$197,187	\$178,498	\$227,847
Full Market Value	\$1,291,998	\$856,000	\$1,050,000	\$1,059,000
Market Value per SqFt	\$89.72	\$42.18	\$43.52	\$45.13
Distance from Condominium in miles		0.75	0.80	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02289-7501	3-02368-0029	3-02140-0013	3-02239-0008
Condominium Section	2395-R1			
Address	44 BERRY STREET	94 HAVEMEYER STREET	242 BROADWAY	157 WALLABOUT STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	42	29	26	115
Year Built	1919	1916	1910	2002
Gross SqFt	33,400	21,380	33,825	114,734
Estimated Gross Income	\$570,806	\$449,621	\$578,208	\$1,844,923
Gross Income per SqFt	\$17.09	\$21.03	\$17.09	\$16.08
Estimated Expense	\$279,224	\$206,745	\$279,040	\$885,746
Expense SqFt	\$8.36	\$9.67	\$8.25	\$7.72
Net Operating Income	\$291,582	\$242,876	\$299,168	\$959,177
Full Market Value	\$2,108,000	\$1,783,000	\$2,013,000	\$6,538,000
Market Value per SqFt	\$63.11	\$83.40	\$59.51	\$56.98
Distance from Condominium in miles		0.53	0.93	1.47

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02297-7501	3-02409-0008	3-02412-0027	3-02412-0025
Condominium Section	1426-R1			
Address	55 BERRY STREET	260 SOUTH 1 STREET	367 SOUTH 2 STREET	373 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	45	24	25	22
Year Built	1900	1915	1920	1920
Gross SqFt	51,213	15,836	28,800	19,900
Estimated Gross Income	\$993,020	\$339,614	\$607,117	\$377,503
Gross Income per SqFt	\$19.39	\$21.45	\$21.08	\$18.97
Estimated Expense	\$504,448	\$231,687	\$388,575	\$177,309
Expense SqFt	\$9.85	\$14.63	\$13.49	\$8.91
Net Operating Income	\$488,572	\$107,927	\$218,542	\$200,194
Full Market Value	\$3,503,001	\$766,000	\$1,276,000	\$795,000
Market Value per SqFt	\$68.40	\$48.37	\$44.31	\$39.95
Distance from Condominium in miles		0.58	0.71	0.71

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02297-7502	3-02239-0008	3-02418-0040	3-02785-0001
Condominium Section	2341-R1			
Address	125 NORTH 10 STREET	157 WALLABOUT STREET	145 SOUTH 3 STREET	330 UNION AVENUE
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	115	66	60
Year Built	2007	2002	2005	1991
Gross SqFt	85,905	114,734	59,983	66,800
Estimated Gross Income	\$948,391	\$1,844,923	\$1,451,589	\$1,515,024
Gross Income per SqFt	\$11.04	\$16.08	\$24.20	\$22.68
Estimated Expense	\$426,776	\$885,746	\$822,367	\$804,272
Expense SqFt	\$4.97	\$7.72	\$13.71	\$12.04
Net Operating Income	\$521,615	\$959,177	\$629,222	\$710,752
Full Market Value	\$3,222,000	\$6,538,000	\$3,690,000	\$5,194,000
Market Value per SqFt	\$37.51	\$56.98	\$61.52	\$77.75
Distance from Condominium in miles		1.37	0.58	0.74

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02298-7501	3-02408-0007	3-02408-0012	3-02409-0015
Condominium Section	1935-R1			
Address	170 WEST 11 STREET	226 SOUTH 1 STREET	230 SOUTH 1 STREET	276 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	21	20	24
Year Built	2006	1912	1905	1911
Gross SqFt	24,885	23,400	21,150	14,470
Estimated Gross Income	\$543,240	\$468,052	\$468,052	\$324,333
Gross Income per SqFt	\$21.83	\$20.00	\$22.13	\$22.41
Estimated Expense	\$222,728	\$237,872	\$237,870	\$221,366
Expense SqFt	\$8.95	\$10.17	\$11.25	\$15.30
Net Operating Income	\$320,512	\$230,180	\$230,182	\$102,967
Full Market Value	\$2,347,992	\$1,646,000	\$1,650,000	\$711,000
Market Value per SqFt	\$94.35	\$70.34	\$78.01	\$49.14
Distance from Condominium in miles		0.52	0.52	0.53

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02298-7502	3-02409-0009	3-02408-0038	3-02409-0015
Condominium Section	2234-R1			
Address	165 NORTH 10 STREET	262 SOUTH 1 STREET	233 SOUTH 2 STREET	276 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	24	11	24
Year Built	2007	1915	1907	1911
Gross SqFt	11,576	15,836	13,412	14,470
Estimated Gross Income	\$248,305	\$339,614	\$260,030	\$324,333
Gross Income per SqFt	\$21.45	\$21.45	\$19.39	\$22.41
Estimated Expense	\$101,805	\$231,550	\$132,139	\$221,366
Expense SqFt	\$8.79	\$14.62	\$9.85	\$15.30
Net Operating Income	\$146,500	\$108,064	\$127,891	\$102,967
Full Market Value	\$1,074,001	\$766,000	\$904,000	\$711,000
Market Value per SqFt	\$92.78	\$48.37	\$67.40	\$49.14
Distance from Condominium in miles		0.53	0.52	0.53

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02299-7501	3-02433-0018	3-02219-0035	
Condominium Section	2746-R1			
Address	214 NORTH 11 STREET	228 SOUTH 3 STREET	318 MARCY AVENUE	
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	120	30	56	
Year Built	2009	1920	1927	
Gross SqFt	129,715	19,422	51,796	
Estimated Gross Income	\$1,963,885	\$310,946	\$709,087	
Gross Income per SqFt	\$15.14	\$16.01	\$13.69	
Estimated Expense	\$1,049,394	\$149,355	\$368,270	
Expense SqFt	\$8.09	\$7.69	\$7.11	
Net Operating Income	\$914,491	\$161,591	\$340,817	
Full Market Value	\$6,287,006	\$1,102,000	\$2,252,000	
Market Value per SqFt	\$48.47	\$56.74	\$43.48	
Distance from Condominium in miles		0.60	1.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02300-7501	3-02387-0002	3-02317-0001	
Condominium Section	2849-R1			
Address	5 ROEBLING STREET	426 KEAP STREET	117 KENT AVENUE	
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	20	29	11	
Year Built	2008	2006	2008	
Gross SqFt	22,096	41,813	17,500	
Estimated Gross Income	\$558,587	\$1,269,025	\$353,850	
Gross Income per SqFt	\$25.28	\$30.35	\$20.22	
Estimated Expense	\$259,407	\$482,104	\$155,225	
Expense SqFt	\$11.74	\$11.53	\$8.87	
Net Operating Income	\$299,180	\$786,921	\$198,625	
Full Market Value	\$2,142,000	\$5,886,000	\$1,179,120	
Market Value per SqFt	\$96.94	\$140.77	\$67.38	
Distance from Condominium in miles		0.44	0.45	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02303-7501	3-02304-0015	3-02305-0018	
Condominium Section	2440-R1			
Address	72 BERRY STREET	144 NORTH 10 STREET	193 NORTH 9 STREET	
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	26	23	68	
Year Built	1910	2006	1930	
Gross SqFt	35,801	36,760	105,718	
Estimated Gross Income	\$711,366	\$728,416	\$3,519,352	
Gross Income per SqFt	\$19.87	\$19.82	\$33.29	
Estimated Expense	\$355,683	\$179,101	\$1,302,446	
Expense SqFt	\$9.94	\$4.87	\$12.32	
Net Operating Income	\$355,683	\$549,315	\$2,216,906	
Full Market Value	\$2,544,997	\$3,384,000	\$16,472,000	
Market Value per SqFt	\$71.09	\$92.06	\$155.81	
Distance from Condominium in miles		0.09	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02309-7501	3-02408-0038	3-02409-0008	3-02409-0009
Condominium Section	1983-R1			
Address	47 NORTH 8 STREET	233 SOUTH 2 STREET	260 SOUTH 1 STREET	262 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	11	24	24
Year Built	2007	1907	1915	1915
Gross SqFt	40,773	13,412	15,836	15,836
Estimated Gross Income	\$874,581	\$260,030	\$339,614	\$339,614
Gross Income per SqFt	\$21.45	\$19.39	\$21.45	\$21.45
Estimated Expense	\$358,578	\$132,139	\$231,687	\$231,550
Expense SqFt	\$8.79	\$9.85	\$14.63	\$14.62
Net Operating Income	\$516,003	\$127,891	\$107,927	\$108,064
Full Market Value	\$3,784,002	\$904,000	\$766,000	\$766,000
Market Value per SqFt	\$92.81	\$67.40	\$48.37	\$48.37
Distance from Condominium in miles		0.60	0.65	0.65

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02313-7501	3-02366-0010	3-02338-0012	
Condominium Section	2053-R1			
Address	234 NORTH 9 STREET	222 METROPOLITAN AVENUE	250 NORTH 6 STREET	
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	11	20	20	
Year Built		1910	1910	
Gross SqFt	11,383	13,590	16,095	
Estimated Gross Income	\$213,773	\$212,819	\$360,206	
Gross Income per SqFt	\$18.78	\$15.66	\$22.38	
Estimated Expense	\$91,922	\$106,410	\$162,077	
Expense SqFt	\$8.08	\$7.83	\$10.07	
Net Operating Income	\$121,851	\$106,409	\$198,129	
Full Market Value	\$837,000	\$728,000	\$1,449,000	
Market Value per SqFt	\$73.53	\$53.57	\$90.03	
Distance from Condominium in miles		0.32	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02321-7501	3-02322-0001	3-02320-0025	3-02417-0042
Condominium Section	1552-R1			
Address	230 NORTH 8 STREET	83 ROEBLING STREET	548 DRIGGS AVENUE	97 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	15	18	9
Year Built	2004	1920	1910	2001
Gross SqFt	52,477	33,750	12,760	10,586
Estimated Gross Income	\$1,052,164	\$903,488	\$273,816	\$209,411
Gross Income per SqFt	\$20.05	\$26.77	\$21.46	\$19.78
Estimated Expense	\$431,387	\$379,688	\$82,343	\$37,636
Expense SqFt	\$8.22	\$11.25	\$6.45	\$3.56
Net Operating Income	\$620,777	\$523,800	\$191,473	\$171,775
Full Market Value	\$4,438,997	\$3,786,000	\$1,265,000	\$1,571,000
Market Value per SqFt	\$84.59	\$112.18	\$99.14	\$148.40
Distance from Condominium in miles		0.09	0.09	0.47

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02324-7501	3-02407-0015	3-02408-0014	3-02409-0015
Condominium Section	1753-R1			
Address	27 NORTH 6 STREET	204 SOUTH 1 STREET	234 SOUTH 1 STREET	276 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	96	13	24	24
Year Built	2007	1907	1905	1911
Gross SqFt	85,701	14,166	21,150	14,470
Estimated Gross Income	\$2,107,388	\$357,936	\$520,058	\$324,333
Gross Income per SqFt	\$24.59	\$25.27	\$24.59	\$22.41
Estimated Expense	\$800,807	\$158,579	\$264,301	\$221,366
Expense SqFt	\$9.34	\$11.19	\$12.50	\$15.30
Net Operating Income	\$1,306,581	\$199,357	\$255,757	\$102,967
Full Market Value	\$9,498,000	\$1,069,000	\$1,859,000	\$711,000
Market Value per SqFt	\$110.83	\$75.46	\$87.90	\$49.14
Distance from Condominium in miles		0.61	0.67	0.74

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02326-7501	3-02409-0008	3-02409-0009	3-02409-0015
Condominium Section	2138-R1			
Address	120 NORTH 7 STREET	260 SOUTH 1 STREET	262 SOUTH 1 STREET	276 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	27	24	24	24
Year Built	2007	1915	1915	1911
Gross SqFt	30,567	15,836	15,836	14,470
Estimated Gross Income	\$655,662	\$339,614	\$339,614	\$324,333
Gross Income per SqFt	\$21.45	\$21.45	\$21.45	\$22.41
Estimated Expense	\$268,821	\$231,687	\$231,550	\$221,366
Expense SqFt	\$8.79	\$14.63	\$14.62	\$15.30
Net Operating Income	\$386,841	\$107,927	\$108,064	\$102,967
Full Market Value	\$2,836,999	\$766,000	\$766,000	\$711,000
Market Value per SqFt	\$92.81	\$48.37	\$48.37	\$49.14
Distance from Condominium in miles		0.52	0.52	0.52

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02334-7501	3-02408-0007	3-02408-0038	3-02409-0015
Condominium Section	2415-R1			
Address	101 NORTH 5 STREET	226 SOUTH 1 STREET	233 SOUTH 2 STREET	276 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	21	11	24
Year Built	2009	1912	1907	1911
Gross SqFt	35,169	23,400	13,412	14,470
Estimated Gross Income	\$754,375	\$468,052	\$260,030	\$324,333
Gross Income per SqFt	\$21.45	\$20.00	\$19.39	\$22.41
Estimated Expense	\$339,469	\$237,872	\$132,139	\$221,366
Expense SqFt	\$9.65	\$10.17	\$9.85	\$15.30
Net Operating Income	\$414,906	\$230,180	\$127,891	\$102,967
Full Market Value	\$3,042,996	\$1,646,000	\$904,000	\$711,000
Market Value per SqFt	\$86.52	\$70.34	\$67.40	\$49.14
Distance from Condominium in miles		0.44	0.44	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02340-7501	3-00271-0001	3-02785-0001	3-02418-0040
Condominium Section	1979-R1			
Address	1 NORTH PIER	205 STATE STREET	330 UNION AVENUE	145 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-NORTH	DOWNTOWN-FULTON MALL	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	181	364	60	66
Year Built	2007	2003	1991	2005
Gross SqFt	206,621	242,752	66,800	59,983
Estimated Gross Income	\$4,698,562	\$6,397,996	\$1,515,024	\$1,451,589
Gross Income per SqFt	\$22.74	\$26.36	\$22.68	\$24.20
Estimated Expense	\$2,060,011	\$2,762,431	\$804,272	\$822,367
Expense SqFt	\$9.97	\$11.38	\$12.04	\$13.71
Net Operating Income	\$2,638,551	\$3,635,565	\$710,752	\$629,222
Full Market Value	\$19,278,006	\$26,305,000	\$5,194,000	\$3,690,000
Market Value per SqFt	\$93.30	\$108.36	\$77.75	\$61.52
Distance from Condominium in miles		2.45	0.99	0.51

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02340-7502	3-02409-0015	3-02408-0012	3-02421-0018
Condominium Section	2374-R1			
Address	20 NORTH 5 STREET	276 SOUTH 1 STREET	230 SOUTH 1 STREET	286 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	114	24	20	36
Year Built	2007	1911	1905	1910
Gross SqFt	112,265	14,470	21,150	26,532
Estimated Gross Income	\$2,484,424	\$324,333	\$468,052	\$579,194
Gross Income per SqFt	\$22.13	\$22.41	\$22.13	\$21.83
Estimated Expense	\$1,062,027	\$221,366	\$237,870	\$266,381
Expense SqFt	\$9.46	\$15.30	\$11.25	\$10.04
Net Operating Income	\$1,422,397	\$102,967	\$230,182	\$312,813
Full Market Value	\$10,414,000	\$711,000	\$1,650,000	\$2,292,000
Market Value per SqFt	\$92.76	\$49.14	\$78.01	\$86.39
Distance from Condominium in miles		0.69	0.62	0.72

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02342-7501	3-02368-0029	3-02387-0007	
Condominium Section	2539-R1			
Address	90 NORTH 5 STREET	94 HAVEMEYER STREET	156 HOPE STREET	
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	34	29	42	
Year Built	2007	1916	2007	
Gross SqFt	30,712	21,380	35,000	
Estimated Gross Income	\$635,738	\$449,621	\$1,383,200	
Gross Income per SqFt	\$20.70	\$21.03	\$39.52	
Estimated Expense	\$286,082	\$206,745	\$470,400	
Expense SqFt	\$9.31	\$9.67	\$13.44	
Net Operating Income	\$349,656	\$242,876	\$912,800	
Full Market Value	\$2,564,005	\$1,783,000	\$6,902,000	
Market Value per SqFt	\$83.49	\$83.40	\$197.20	
Distance from Condominium in miles		0.34	0.64	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02344-7501	3-02417-0042	3-02417-0043	3-02366-0013
Condominium Section	2111-R1			
Address	161 NORTH 4 STREET	97 SOUTH 3 STREET	93 SOUTH 3 STREET	232 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	37	9	9	10
Year Built	2007	2001	2001	1910
Gross SqFt	29,317	10,586	10,442	12,500
Estimated Gross Income	\$614,777	\$209,411	\$209,411	\$262,139
Gross Income per SqFt	\$20.97	\$19.78	\$20.05	\$20.97
Estimated Expense	\$307,389	\$37,636	\$37,636	\$147,366
Expense SqFt	\$10.49	\$3.56	\$3.60	\$11.79
Net Operating Income	\$307,388	\$171,775	\$171,775	\$114,773
Full Market Value	\$2,257,001	\$1,571,000	\$1,571,000	\$2,070,000
Market Value per SqFt	\$76.99	\$148.40	\$150.45	\$165.60
Distance from Condominium in miles		0.30	0.30	0.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02344-7502	3-02408-0038	3-02409-0008	3-02412-0030
Condominium Section	2402-R1			
Address	150 NORTH 5 STREET	233 SOUTH 2 STREET	260 SOUTH 1 STREET	359 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	31	11	24	24
Year Built	1910	1907	1915	1916
Gross SqFt	47,500	13,412	15,836	22,050
Estimated Gross Income	\$921,025	\$260,030	\$339,614	\$413,524
Gross Income per SqFt	\$19.39	\$19.39	\$21.45	\$18.75
Estimated Expense	\$377,620	\$132,139	\$231,687	\$229,443
Expense SqFt	\$7.95	\$9.85	\$14.63	\$10.41
Net Operating Income	\$543,405	\$127,891	\$107,927	\$184,081
Full Market Value	\$3,896,003	\$904,000	\$766,000	\$871,000
Market Value per SqFt	\$82.02	\$67.40	\$48.37	\$39.50
Distance from Condominium in miles		0.26	0.32	0.50

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02346-7502	3-02409-0009	3-02409-0015	3-02408-0038
Condominium Section	2188-R1			
Address	349 METROPOLITAN AVENUE	262 SOUTH 1 STREET	276 SOUTH 1 STREET	233 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	35	24	24	11
Year Built	2007	1915	1911	1907
Gross SqFt	29,315	15,836	14,470	13,412
Estimated Gross Income	\$628,807	\$339,614	\$324,333	\$260,030
Gross Income per SqFt	\$21.45	\$21.45	\$22.41	\$19.39
Estimated Expense	\$282,963	\$231,550	\$221,366	\$132,139
Expense SqFt	\$9.65	\$14.62	\$15.30	\$9.85
Net Operating Income	\$345,844	\$108,064	\$102,967	\$127,891
Full Market Value	\$2,536,003	\$766,000	\$711,000	\$904,000
Market Value per SqFt	\$86.51	\$48.37	\$49.14	\$67.40
Distance from Condominium in miles		0.20	0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02350-7501	3-02409-0015	3-02409-0008	3-02421-0035
Condominium Section	1782-R1			
Address	85 NORTH 3 STREET	276 SOUTH 1 STREET	260 SOUTH 1 STREET	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	63	24	24	29
Year Built	1910	1911	1915	1915
Gross SqFt	105,657	14,470	15,836	21,744
Estimated Gross Income	\$2,338,189	\$324,333	\$339,614	\$503,375
Gross Income per SqFt	\$22.13	\$22.41	\$21.45	\$23.15
Estimated Expense	\$1,052,185	\$221,366	\$231,687	\$322,483
Expense SqFt	\$9.96	\$15.30	\$14.63	\$14.83
Net Operating Income	\$1,286,004	\$102,967	\$107,927	\$180,892
Full Market Value	\$9,415,996	\$711,000	\$766,000	\$1,059,000
Market Value per SqFt	\$89.12	\$49.14	\$48.37	\$48.70
Distance from Condominium in miles		0.46	0.46	0.49

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02358-7501	3-02408-0007	3-02409-0009	3-02409-0015
Condominium Section	2197-R1			
Address	100 NORTH 3 STREET	226 SOUTH 1 STREET	262 SOUTH 1 STREET	276 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	21	24	24
Year Built	2007	1912	1915	1911
Gross SqFt	30,010	23,400	15,836	14,470
Estimated Gross Income	\$643,715	\$468,052	\$339,614	\$324,333
Gross Income per SqFt	\$21.45	\$20.00	\$21.45	\$22.41
Estimated Expense	\$289,672	\$237,872	\$231,550	\$221,366
Expense SqFt	\$9.65	\$10.17	\$14.62	\$15.30
Net Operating Income	\$354,043	\$230,180	\$108,064	\$102,967
Full Market Value	\$2,595,998	\$1,646,000	\$766,000	\$711,000
Market Value per SqFt	\$86.50	\$70.34	\$48.37	\$49.14
Distance from Condominium in miles		0.38	0.46	0.46

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02358-7502	3-02408-0038	3-02408-0007	3-02409-0008
Condominium Section	2358-R1			
Address	129 METROPOLITAN AVENUE	233 SOUTH 2 STREET	226 SOUTH 1 STREET	260 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	11	21	24
Year Built	2008	1907	1912	1915
Gross SqFt	11,679	13,412	23,400	15,836
Estimated Gross Income	\$233,580	\$260,030	\$468,052	\$339,614
Gross Income per SqFt	\$20.00	\$19.39	\$20.00	\$21.45
Estimated Expense	\$95,768	\$132,139	\$237,872	\$231,687
Expense SqFt	\$8.20	\$9.85	\$10.17	\$14.63
Net Operating Income	\$137,812	\$127,891	\$230,180	\$107,927
Full Market Value	\$985,998	\$904,000	\$1,646,000	\$766,000
Market Value per SqFt	\$84.42	\$67.40	\$70.34	\$48.37
Distance from Condominium in miles		0.38	0.38	0.46

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02363-7501	3-02408-0007	3-02408-0038	3-02409-0015
Condominium Section	2404-R1			
Address	80 METROPOLITAN AVENUE	226 SOUTH 1 STREET	233 SOUTH 2 STREET	276 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	152	21	11	24
Year Built	2008	1912	1907	1911
Gross SqFt	138,830	23,400	13,412	14,470
Estimated Gross Income	\$2,977,904	\$468,052	\$260,030	\$324,333
Gross Income per SqFt	\$21.45	\$20.00	\$19.39	\$22.41
Estimated Expense	\$1,340,057	\$237,872	\$132,139	\$221,366
Expense SqFt	\$9.65	\$10.17	\$9.85	\$15.30
Net Operating Income	\$1,637,847	\$230,180	\$127,891	\$102,967
Full Market Value	\$12,009,996	\$1,646,000	\$904,000	\$711,000
Market Value per SqFt	\$86.51	\$70.34	\$67.40	\$49.14
Distance from Condominium in miles		0.46	0.46	0.54

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02378-7501	3-02387-0007	3-02387-0002	3-02407-0017
Condominium Section	2839-R1			
Address	66 NORTH 1 STREET	156 HOPE STREET	426 KEAP STREET	208 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	21	42	29	19
Year Built	1910	2007	2006	1907
Gross SqFt	30,434	35,000	41,813	14,166
Estimated Gross Income	\$814,414	\$1,383,200	\$1,269,025	\$416,047
Gross Income per SqFt	\$26.76	\$39.52	\$30.35	\$29.37
Estimated Expense	\$333,910	\$470,400	\$482,104	\$211,420
Expense SqFt	\$10.97	\$13.44	\$11.53	\$14.92
Net Operating Income	\$480,504	\$912,800	\$786,921	\$204,627
Full Market Value	\$3,270,999	\$6,902,000	\$5,886,000	\$1,535,000
Market Value per SqFt	\$107.48	\$197.20	\$140.77	\$108.36
Distance from Condominium in miles		0.75	0.75	0.38

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02383-7501	3-02417-0042	3-02785-0037	3-02420-0043
Condominium Section	0934-R1			
Address	98 HAVEMEYER STREET	97 SOUTH 3 STREET	47 MAUJER STREET	209 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	9	14	20
Year Built	2002	2001	2006	1910
Gross SqFt	28,440	10,586	13,810	23,700
Estimated Gross Income	\$561,690	\$209,411	\$286,544	\$468,052
Gross Income per SqFt	\$19.75	\$19.78	\$20.75	\$19.75
Estimated Expense	\$252,761	\$37,636	\$58,529	\$237,871
Expense SqFt	\$8.89	\$3.56	\$4.24	\$10.04
Net Operating Income	\$308,929	\$171,775	\$228,015	\$230,181
Full Market Value	\$2,211,000	\$1,571,000	\$1,675,000	\$1,648,000
Market Value per SqFt	\$77.74	\$148.40	\$121.29	\$69.54
Distance from Condominium in miles		0.30	0.43	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02383-7503	3-02408-0012	3-02408-0014	3-02421-0018
Condominium Section	2538-R1			
Address	14 HOPE STREET	230 SOUTH 1 STREET	234 SOUTH 1 STREET	286 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	20	24	36
Year Built	2008	1905	1905	1910
Gross SqFt	24,884	21,150	21,150	26,532
Estimated Gross Income	\$576,065	\$468,052	\$520,058	\$579,194
Gross Income per SqFt	\$23.15	\$22.13	\$24.59	\$21.83
Estimated Expense	\$236,187	\$237,870	\$264,301	\$266,381
Expense SqFt	\$9.49	\$11.25	\$12.50	\$10.04
Net Operating Income	\$339,878	\$230,182	\$255,757	\$312,813
Full Market Value	\$2,481,005	\$1,650,000	\$1,859,000	\$2,292,000
Market Value per SqFt	\$99.70	\$78.01	\$87.90	\$86.39
Distance from Condominium in miles		0.09	0.09	0.16

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02403-7501	3-02140-0013	3-01925-0001	3-00042-0018
Condominium Section	0861-R1			
Address	330 WYTHE AVENUE	242 BROADWAY	227 TAAFFE PLACE	254 WATER STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	BEDFORD STUYVESANT	DOWNTOWN-FULTON FERRY
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	74	26	86	26
Year Built	1914	1910	1935	2002
Gross SqFt	126,785	33,825	122,000	28,358
Estimated Gross Income	\$2,166,756	\$578,208	\$1,956,421	\$530,948
Gross Income per SqFt	\$17.09	\$17.09	\$16.04	\$18.72
Estimated Expense	\$1,045,976	\$279,040	\$704,728	\$164,180
Expense SqFt	\$8.25	\$8.25	\$5.78	\$5.79
Net Operating Income	\$1,120,780	\$299,168	\$1,251,693	\$366,768
Full Market Value	\$8,121,022	\$2,013,000	\$8,535,000	\$2,636,000
Market Value per SqFt	\$64.05	\$59.51	\$69.96	\$92.95
Distance from Condominium in miles		0.54	1.65	1.27

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02406-7501	3-02408-0038	3-02409-0008	3-02183-0058
Condominium Section	1098-R1			
Address	299 BEDFORD AVENUE	233 SOUTH 2 STREET	260 SOUTH 1 STREET	189 ROSS STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	11	24	35
Year Built	2003	1907	1915	1925
Gross SqFt	36,768	13,412	15,836	25,800
Estimated Gross Income	\$735,360	\$260,030	\$339,614	\$408,672
Gross Income per SqFt	\$20.00	\$19.39	\$21.45	\$15.84
Estimated Expense	\$373,931	\$132,139	\$231,687	\$204,336
Expense SqFt	\$10.17	\$9.85	\$14.63	\$7.92
Net Operating Income	\$361,429	\$127,891	\$107,927	\$204,336
Full Market Value	\$2,585,000	\$904,000	\$766,000	\$1,243,000
Market Value per SqFt	\$70.31	\$67.40	\$48.37	\$48.18
Distance from Condominium in miles		0.18	0.26	0.47

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02408-7501	3-02412-0033	3-02407-0015	
Condominium Section	1047-R1			
Address	236 SOUTH 1 STREET	355 SOUTH 2 STREET	204 SOUTH 1 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	16	24	13	
Year Built	2002	1919	1907	
Gross SqFt	17,766	19,104	14,166	
Estimated Gross Income	\$353,010	\$431,273	\$357,936	
Gross Income per SqFt	\$19.87	\$22.58	\$25.27	
Estimated Expense	\$141,204	\$228,216	\$158,579	
Expense SqFt	\$7.95	\$11.95	\$11.19	
Net Operating Income	\$211,806	\$203,057	\$199,357	
Full Market Value	\$1,514,999	\$934,000	\$1,069,000	
Market Value per SqFt	\$85.28	\$48.89	\$75.46	
Distance from Condominium in miles		0.30	0.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02408-7502	3-02408-0038	3-02409-0009	3-02424-0006
Condominium Section	1382-R1			
Address	241 SOUTH 2 STREET	233 SOUTH 2 STREET	262 SOUTH 1 STREET	354 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	11	24	29
Year Built	2004	1907	1915	1920
Gross SqFt	15,000	13,412	15,836	24,126
Estimated Gross Income	\$300,000	\$260,030	\$339,614	\$499,299
Gross Income per SqFt	\$20.00	\$19.39	\$21.45	\$20.70
Estimated Expense	\$138,000	\$132,139	\$231,550	\$320,801
Expense SqFt	\$9.20	\$9.85	\$14.62	\$13.30
Net Operating Income	\$162,000	\$127,891	\$108,064	\$178,498
Full Market Value	\$1,159,001	\$904,000	\$766,000	\$1,050,000
Market Value per SqFt	\$77.27	\$67.40	\$48.37	\$43.52
Distance from Condominium in miles		0.00	0.08	0.30

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02408-7503	3-02420-0022	3-02420-0005	3-02432-0040
Condominium Section	1821-R1			
Address	242 SOUTH 1 STREET	160 HAVEMEYER STREET	215 ROEBLING STREET	171 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	43	18	24
Year Built	1911	1908	1910	1914
Gross SqFt	24,306	26,756	16,400	14,763
Estimated Gross Income	\$500,947	\$574,296	\$390,043	\$304,331
Gross Income per SqFt	\$20.61	\$21.46	\$23.78	\$20.61
Estimated Expense	\$225,426	\$237,559	\$198,225	\$132,651
Expense SqFt	\$9.27	\$8.88	\$12.09	\$8.99
Net Operating Income	\$275,521	\$336,737	\$191,818	\$171,680
Full Market Value	\$2,023,999	\$2,469,000	\$1,397,000	\$1,261,000
Market Value per SqFt	\$83.27	\$92.28	\$85.18	\$85.42
Distance from Condominium in miles		0.05	0.05	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02417-7501	3-02408-0012	3-02421-0035	3-02409-0008
Condominium Section	1383-R1			
Address	120 SOUTH 2 STREET	230 SOUTH 1 STREET	247 SOUTH 3 STREET	260 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	17	20	29	24
Year Built	2004	1905	1915	1915
Gross SqFt	23,760	21,150	21,744	15,836
Estimated Gross Income	\$518,681	\$468,052	\$503,375	\$339,614
Gross Income per SqFt	\$21.83	\$22.13	\$23.15	\$21.45
Estimated Expense	\$233,406	\$237,870	\$322,483	\$231,687
Expense SqFt	\$9.82	\$11.25	\$14.83	\$14.63
Net Operating Income	\$285,275	\$230,182	\$180,892	\$107,927
Full Market Value	\$2,090,001	\$1,650,000	\$1,059,000	\$766,000
Market Value per SqFt	\$87.96	\$78.01	\$48.70	\$48.37
Distance from Condominium in miles		0.27	0.34	0.35

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02417-7502	3-02408-0038	3-02408-0007	3-02409-0008
Condominium Section	1488-R1			
Address	342 BEDFORD AVENUE	233 SOUTH 2 STREET	226 SOUTH 1 STREET	260 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	11	21	24
Year Built	2006	1907	1912	1915
Gross SqFt	10,967	13,412	23,400	15,836
Estimated Gross Income	\$219,340	\$260,030	\$468,052	\$339,614
Gross Income per SqFt	\$20.00	\$19.39	\$20.00	\$21.45
Estimated Expense	\$97,277	\$132,139	\$237,872	\$231,687
Expense SqFt	\$8.87	\$9.85	\$10.17	\$14.63
Net Operating Income	\$122,063	\$127,891	\$230,180	\$107,927
Full Market Value	\$874,000	\$904,000	\$1,646,000	\$766,000
Market Value per SqFt	\$79.69	\$67.40	\$70.34	\$48.37
Distance from Condominium in miles		0.27	0.27	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02417-7503	3-02408-0038	3-02408-0007	3-02409-0008
Condominium Section	1752-R1			
Address	117 SOUTH 3 STREET	233 SOUTH 2 STREET	226 SOUTH 1 STREET	260 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	8	11	21	24
Year Built	2004	1907	1912	1915
Gross SqFt	9,079	13,412	23,400	15,836
Estimated Gross Income	\$181,580	\$260,030	\$468,052	\$339,614
Gross Income per SqFt	\$20.00	\$19.39	\$20.00	\$21.45
Estimated Expense	\$80,531	\$132,139	\$237,872	\$231,687
Expense SqFt	\$8.87	\$9.85	\$10.17	\$14.63
Net Operating Income	\$101,049	\$127,891	\$230,180	\$107,927
Full Market Value	\$720,999	\$904,000	\$1,646,000	\$766,000
Market Value per SqFt	\$79.41	\$67.40	\$70.34	\$48.37
Distance from Condominium in miles		0.27	0.27	0.35

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02433-7502	3-02408-0007	3-02409-0015	3-02408-0012
Condominium Section	1823-R1			
Address	208 SOUTH 3 STREET	226 SOUTH 1 STREET	276 SOUTH 1 STREET	230 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	21	24	20
Year Built	2006	1912	1911	1905
Gross SqFt	10,756	23,400	14,470	21,150
Estimated Gross Income	\$234,803	\$468,052	\$324,333	\$468,052
Gross Income per SqFt	\$21.83	\$20.00	\$22.41	\$22.13
Estimated Expense	\$101,752	\$237,872	\$221,366	\$237,870
Expense SqFt	\$9.46	\$10.17	\$15.30	\$11.25
Net Operating Income	\$133,051	\$230,180	\$102,967	\$230,182
Full Market Value	\$977,999	\$1,646,000	\$711,000	\$1,650,000
Market Value per SqFt	\$90.93	\$70.34	\$49.14	\$78.01
Distance from Condominium in miles		0.11	0.13	0.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02446-7501	3-02432-0040	3-02420-0005	3-02139-0014
Condominium Section	1389-R1			
Address	180 SOUTH 4 STREET	171 SOUTH 4 STREET	215 ROEBLING STREET	190 SOUTH 8 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	24	18	41
Year Built		1914	1910	1917
Gross SqFt	17,235	14,763	16,400	25,924
Estimated Gross Income	\$355,213	\$304,331	\$390,043	\$606,783
Gross Income per SqFt	\$20.61	\$20.61	\$23.78	\$23.41
Estimated Expense	\$154,943	\$132,651	\$198,225	\$280,297
Expense SqFt	\$8.99	\$8.99	\$12.09	\$10.81
Net Operating Income	\$200,270	\$171,680	\$191,818	\$326,486
Full Market Value	\$1,471,000	\$1,261,000	\$1,397,000	\$2,382,000
Market Value per SqFt	\$85.35	\$85.42	\$85.18	\$91.88
Distance from Condominium in miles		0.09	0.14	0.12

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02446-7502	3-02408-0038	3-02409-0015	3-02408-0012
Condominium Section	1564-R1			
Address	176 SOUTH 4 STREET	233 SOUTH 2 STREET	276 SOUTH 1 STREET	230 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	9	11	24	20
Year Built	2005	1907	1911	1905
Gross SqFt	10,113	13,412	14,470	21,150
Estimated Gross Income	\$226,632	\$260,030	\$324,333	\$468,052
Gross Income per SqFt	\$22.41	\$19.39	\$22.41	\$22.13
Estimated Expense	\$100,827	\$132,139	\$221,366	\$237,870
Expense SqFt	\$9.97	\$9.85	\$15.30	\$11.25
Net Operating Income	\$125,805	\$127,891	\$102,967	\$230,182
Full Market Value	\$920,001	\$904,000	\$711,000	\$1,650,000
Market Value per SqFt	\$90.97	\$67.40	\$49.14	\$78.01
Distance from Condominium in miles		0.19	0.22	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02456-7502	3-02430-0021	3-02436-0026	
Condominium Section	2774-R1			
Address	400 BEDFORD AVENUE	350 BEDFORD AVENUE	313 SOUTH 4 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	1	16	12	
Year Built	2009	1910	1915	
Gross SqFt	6,996	8,400	6,000	
Estimated Gross Income	\$59,326	\$212,466	\$147,660	
Gross Income per SqFt	\$8.48	\$25.29	\$24.61	
Estimated Expense	\$37,569	\$90,309	\$63,480	
Expense SqFt	\$5.37	\$10.75	\$10.58	
Net Operating Income	\$21,757	\$122,157	\$84,180	
Full Market Value	\$182,000	\$887,000	\$612,000	
Market Value per SqFt	\$26.01	\$105.60	\$102.00	
Distance from Condominium in miles		5.74	5.68	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02465-7501	3-02413-0031	3-02424-0006	3-02424-0016
Condominium Section	1561-R1			
Address	442 SOUTH 5 STREET	385 SOUTH 2 STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	22	29	24
Year Built	2004	1915	1920	1915
Gross SqFt	11,756	20,295	24,126	23,000
Estimated Gross Income	\$221,365	\$395,336	\$499,299	\$431,272
Gross Income per SqFt	\$18.83	\$19.48	\$20.70	\$18.75
Estimated Expense	\$101,807	\$198,149	\$320,801	\$229,306
Expense SqFt	\$8.66	\$9.76	\$13.30	\$9.97
Net Operating Income	\$119,558	\$197,187	\$178,498	\$201,966
Full Market Value	\$861,000	\$856,000	\$1,050,000	\$934,000
Market Value per SqFt	\$73.24	\$42.18	\$43.52	\$40.61
Distance from Condominium in miles		0.25	0.27	0.27

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02469-7501	3-02408-0038	3-02408-0012	3-02408-0007
Condominium Section	1544-R1			
Address	24 DUNHAM PLACE	233 SOUTH 2 STREET	230 SOUTH 1 STREET	226 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	11	20	21
Year Built	2005	1907	1905	1912
Gross SqFt	13,881	13,412	21,150	23,400
Estimated Gross Income	\$297,747	\$260,030	\$468,052	\$468,052
Gross Income per SqFt	\$21.45	\$19.39	\$22.13	\$20.00
Estimated Expense	\$133,986	\$132,139	\$237,870	\$237,872
Expense SqFt	\$9.65	\$9.85	\$11.25	\$10.17
Net Operating Income	\$163,761	\$127,891	\$230,182	\$230,180
Full Market Value	\$1,201,001	\$904,000	\$1,650,000	\$1,646,000
Market Value per SqFt	\$86.52	\$67.40	\$78.01	\$70.34
Distance from Condominium in miles		0.47	0.47	0.47

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02511-7501	3-02495-0046	3-02495-0040	3-02495-0045
Condominium Section	1345-R1			
Address	61 GREEN STREET	1077 MANHATTAN AVENUE	108 DUPONT STREET	1079 MANHATTAN AVENUE
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	13	14	12
Year Built	2005	1931	1931	1931
Gross SqFt	27,666	7,000	6,962	6,000
Estimated Gross Income	\$515,694	\$140,070	\$124,411	\$111,840
Gross Income per SqFt	\$18.64	\$20.01	\$17.87	\$18.64
Estimated Expense	\$232,062	\$63,000	\$62,240	\$53,700
Expense SqFt	\$8.39	\$9.00	\$8.94	\$8.95
Net Operating Income	\$283,632	\$77,070	\$62,171	\$58,140
Full Market Value	\$2,039,000	\$551,000	\$339,000	\$370,000
Market Value per SqFt	\$73.70	\$78.71	\$48.69	\$61.67
Distance from Condominium in miles		0.17	0.17	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02521-7501	3-02494-0026	3-02645-0047	
Condominium Section	1144-R1			
Address	82 ,84,86,88 GREEN STREET	233 FRANKLIN STREET	940 LORIMER STREET	
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	20	13	
Year Built	2001	1920	1931	
Gross SqFt	19,238	27,309	11,000	
Estimated Gross Income	\$422,400	\$689,279	\$296,806	
Gross Income per SqFt	\$21.96	\$25.24	\$26.98	
Estimated Expense	\$190,080	\$296,303	\$125,372	
Expense SqFt	\$9.88	\$10.85	\$11.40	
Net Operating Income	\$232,320	\$392,976	\$171,434	
Full Market Value	\$1,670,003	\$2,853,000	\$1,238,000	
Market Value per SqFt	\$86.81	\$104.47	\$112.55	
Distance from Condominium in miles		0.15	0.70	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02522-7501	3-02407-0014	3-02408-0014	3-02408-0012
Condominium Section	2247-R1			
Address	143 HURON STREET	202 SOUTH 1 STREET	234 SOUTH 1 STREET	230 SOUTH 1 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	15	24	20
Year Built	2007	1906	1905	1905
Gross SqFt	25,240	12,630	21,150	21,150
Estimated Gross Income	\$637,815	\$338,037	\$520,058	\$468,052
Gross Income per SqFt	\$25.27	\$26.76	\$24.59	\$22.13
Estimated Expense	\$282,436	\$171,794	\$264,301	\$237,870
Expense SqFt	\$11.19	\$13.60	\$12.50	\$11.25
Net Operating Income	\$355,379	\$166,243	\$255,757	\$230,182
Full Market Value	\$2,579,999	\$1,202,000	\$1,859,000	\$1,650,000
Market Value per SqFt	\$102.22	\$95.17	\$87.90	\$78.01
Distance from Condominium in miles		1.42	1.45	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02618-7501	3-02558-0064	3-02715-0007	
Condominium Section	0379-R1			
Address	86 MESEROLE AVENUE	109 GREENPOINT AVENUE	536 GRAHAM AVENUE	
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	15	16	16	
Year Built	1910	1930	1920	
Gross SqFt	13,686	13,000	12,672	
Estimated Gross Income	\$253,875	\$306,444	\$238,008	
Gross Income per SqFt	\$18.55	\$23.57	\$18.78	
Estimated Expense	\$119,321	\$145,864	\$106,743	
Expense SqFt	\$8.72	\$11.22	\$8.42	
Net Operating Income	\$134,554	\$160,580	\$131,265	
Full Market Value	\$967,998	\$1,171,000	\$943,000	
Market Value per SqFt	\$70.73	\$90.08	\$74.42	
Distance from Condominium in miles		0.34	0.50	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02697-7501	3-02409-0015	3-02408-0007	3-02408-0012
Condominium Section	1652-R1			
Address	297 DRIGGS AVENUE	276 SOUTH 1 STREET	226 SOUTH 1 STREET	230 SOUTH 1 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	21	20
Year Built	2007	1911	1912	1905
Gross SqFt	9,084	14,470	23,400	21,150
Estimated Gross Income	\$201,029	\$324,333	\$468,052	\$468,052
Gross Income per SqFt	\$22.13	\$22.41	\$20.00	\$22.13
Estimated Expense	\$82,422	\$221,366	\$237,872	\$237,870
Expense SqFt	\$9.07	\$15.30	\$10.17	\$11.25
Net Operating Income	\$118,607	\$102,967	\$230,180	\$230,182
Full Market Value	\$868,000	\$711,000	\$1,646,000	\$1,650,000
Market Value per SqFt	\$95.55	\$49.14	\$70.34	\$78.01
Distance from Condominium in miles		0.81	0.81	0.81

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02697-7502	3-02409-0009	3-02409-0008	3-02409-0015
Condominium Section	2168-R1			
Address	285 DRIGGS AVENUE	262 SOUTH 1 STREET	260 SOUTH 1 STREET	276 SOUTH 1 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	24	24	24
Year Built	2004	1915	1915	1911
Gross SqFt	12,806	15,836	15,836	14,470
Estimated Gross Income	\$274,689	\$339,614	\$339,614	\$324,333
Gross Income per SqFt	\$21.45	\$21.45	\$21.45	\$22.41
Estimated Expense	\$112,622	\$231,550	\$231,687	\$221,366
Expense SqFt	\$8.79	\$14.62	\$14.63	\$15.30
Net Operating Income	\$162,067	\$108,064	\$107,927	\$102,967
Full Market Value	\$1,188,001	\$766,000	\$766,000	\$711,000
Market Value per SqFt	\$92.77	\$48.37	\$48.37	\$49.14
Distance from Condominium in miles		0.81	0.81	0.81

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02698-7501	3-02700-0018	3-02684-0032	3-02685-0058
Condominium Section	1455-R1			
Address	49 ENGERT AVENUE	195 DRIGGS AVENUE	178 DRIGGS AVENUE	42 DIAMOND STREET
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	20	9	8
Year Built	2005	1905	1928	1930
Gross SqFt	30,886	11,700	8,783	8,814
Estimated Gross Income	\$618,029	\$206,159	\$175,828	\$110,704
Gross Income per SqFt	\$20.01	\$17.62	\$20.02	\$12.56
Estimated Expense	\$265,752	\$76,225	\$33,981	\$98,608
Expense SqFt	\$8.60	\$6.51	\$3.87	\$11.19
Net Operating Income	\$352,277	\$129,934	\$141,847	\$12,096
Full Market Value	\$2,519,001	\$937,000	\$1,670,000	\$1,052,000
Market Value per SqFt	\$81.56	\$80.09	\$190.14	\$119.36
Distance from Condominium in miles		0.14	0.18	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02703-7501	3-02488-0001	3-02494-0026	
Condominium Section	1205-R1			
Address	169 ENGERT AVENUE	1092 MANHATTAN AVENUE	233 FRANKLIN STREET	
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	26	26	20	
Year Built		1931	1920	
Gross SqFt	23,450	19,500	27,309	
Estimated Gross Income	\$440,391	\$521,820	\$689,279	
Gross Income per SqFt	\$18.78	\$26.76	\$25.24	
Estimated Expense	\$197,449	\$219,180	\$296,303	
Expense SqFt	\$8.42	\$11.24	\$10.85	
Net Operating Income	\$242,942	\$302,640	\$392,976	
Full Market Value	\$1,746,003	\$2,188,000	\$2,853,000	
Market Value per SqFt	\$74.46	\$112.21	\$104.47	
Distance from Condominium in miles		1.11	1.21	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02713-7501	3-02409-0009	3-02412-0025	3-02413-0031
Condominium Section	2104-R1			
Address	76 ENGERT AVENUE	262 SOUTH 1 STREET	373 SOUTH 2 STREET	385 SOUTH 2 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	24	22	22
Year Built	2005	1915	1920	1915
Gross SqFt	19,916	15,836	19,900	20,295
Estimated Gross Income	\$387,964	\$339,614	\$377,503	\$395,336
Gross Income per SqFt	\$19.48	\$21.45	\$18.97	\$19.48
Estimated Expense	\$159,065	\$231,550	\$177,309	\$198,149
Expense SqFt	\$7.99	\$14.62	\$8.91	\$9.76
Net Operating Income	\$228,899	\$108,064	\$200,194	\$197,187
Full Market Value	\$1,640,998	\$766,000	\$795,000	\$856,000
Market Value per SqFt	\$82.40	\$48.37	\$39.95	\$42.18
Distance from Condominium in miles		0.77	0.78	0.79

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02713-7502	3-02412-0025	3-02412-0027	3-02413-0031
Condominium Section	2103-R1			
Address	84 ENGERT AVENUE	373 SOUTH 2 STREET	367 SOUTH 2 STREET	385 SOUTH 2 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	22	25	22
Year Built	2005	1920	1920	1915
Gross SqFt	19,916	19,900	28,800	20,295
Estimated Gross Income	\$387,964	\$377,503	\$607,117	\$395,336
Gross Income per SqFt	\$19.48	\$18.97	\$21.08	\$19.48
Estimated Expense	\$159,065	\$177,309	\$388,575	\$198,149
Expense SqFt	\$7.99	\$8.91	\$13.49	\$9.76
Net Operating Income	\$228,899	\$200,194	\$218,542	\$197,187
Full Market Value	\$1,640,998	\$795,000	\$1,276,000	\$856,000
Market Value per SqFt	\$82.40	\$39.95	\$44.31	\$42.18
Distance from Condominium in miles		0.78	0.78	0.79

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02714-7501	3-02412-0027	3-02409-0008	3-02409-0009
Condominium Section	2130-R1			
Address	34 ECKFORD STREET	367 SOUTH 2 STREET	260 SOUTH 1 STREET	262 SOUTH 1 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	25	24	24
Year Built	2005	1920	1915	1915
Gross SqFt	24,221	28,800	15,836	15,836
Estimated Gross Income	\$519,540	\$607,117	\$339,614	\$339,614
Gross Income per SqFt	\$21.45	\$21.08	\$21.45	\$21.45
Estimated Expense	\$229,131	\$388,575	\$231,687	\$231,550
Expense SqFt	\$9.46	\$13.49	\$14.63	\$14.62
Net Operating Income	\$290,409	\$218,542	\$107,927	\$108,064
Full Market Value	\$2,130,002	\$1,276,000	\$766,000	\$766,000
Market Value per SqFt	\$87.94	\$44.31	\$48.37	\$48.37
Distance from Condominium in miles		0.79	0.80	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02719-7501	3-02412-0033	3-02409-0015	3-02424-0012
Condominium Section	2078-R1			
Address	450 MANHATTAN AVENUE	355 SOUTH 2 STREET	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	24	24	30
Year Built	2006	1919	1911	1915
Gross SqFt	29,021	19,104	14,470	21,197
Estimated Gross Income	\$650,361	\$431,273	\$324,333	\$521,344
Gross Income per SqFt	\$22.41	\$22.58	\$22.41	\$24.60
Estimated Expense	\$266,648	\$228,216	\$221,366	\$283,683
Expense SqFt	\$9.19	\$11.95	\$15.30	\$13.38
Net Operating Income	\$383,713	\$203,057	\$102,967	\$237,661
Full Market Value	\$2,806,001	\$934,000	\$711,000	\$1,098,000
Market Value per SqFt	\$96.69	\$48.89	\$49.14	\$51.80
Distance from Condominium in miles		0.76	0.78	0.80

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02719-7503	3-02412-0025	3-02412-0033	3-02409-0008
Condominium Section	2162-R1			
Address	128 NEWTON STREET	373 SOUTH 2 STREET	355 SOUTH 2 STREET	260 SOUTH 1 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	22	24	24
Year Built	2006	1920	1919	1915
Gross SqFt	16,680	19,900	19,104	15,836
Estimated Gross Income	\$357,786	\$377,503	\$431,273	\$339,614
Gross Income per SqFt	\$21.45	\$18.97	\$22.58	\$21.45
Estimated Expense	\$157,793	\$177,309	\$228,216	\$231,687
Expense SqFt	\$9.46	\$8.91	\$11.95	\$14.63
Net Operating Income	\$199,993	\$200,194	\$203,057	\$107,927
Full Market Value	\$1,467,004	\$795,000	\$934,000	\$766,000
Market Value per SqFt	\$87.95	\$39.95	\$48.89	\$48.37
Distance from Condominium in miles		0.76	0.76	0.78

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02721-7501	3-02409-0009	3-02409-0015	3-02408-0038
Condominium Section	1549-R1			
Address	610 UNION AVENUE	262 SOUTH 1 STREET	276 SOUTH 1 STREET	233 SOUTH 2 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	22	24	24	11
Year Built	2004	1915	1911	1907
Gross SqFt	18,146	15,836	14,470	13,412
Estimated Gross Income	\$389,232	\$339,614	\$324,333	\$260,030
Gross Income per SqFt	\$21.45	\$21.45	\$22.41	\$19.39
Estimated Expense	\$175,154	\$231,550	\$221,366	\$132,139
Expense SqFt	\$9.65	\$14.62	\$15.30	\$9.85
Net Operating Income	\$214,078	\$108,064	\$102,967	\$127,891
Full Market Value	\$1,569,999	\$766,000	\$711,000	\$904,000
Market Value per SqFt	\$86.52	\$48.37	\$49.14	\$67.40
Distance from Condominium in miles		0.55	0.55	0.56

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02721-7502	3-02757-0028	3-02512-0060	3-03113-0032
Condominium Section	1757-R1			
Address	30 BAYARD STREET	609 METROPOLITAN AVENUE	127 GREEN STREET	9 COOK STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	GREENPOINT	WILLIAMSBURG-EAST
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	65	40	63
Year Built	2006	1920	1931	2009
Gross SqFt	46,869	43,230	37,776	52,650
Estimated Gross Income	\$991,279	\$1,043,222	\$806,146	\$1,113,307
Gross Income per SqFt	\$21.15	\$24.13	\$21.34	\$21.15
Estimated Expense	\$376,686	\$451,589	\$245,133	\$545,418
Expense SqFt	\$8.04	\$10.45	\$6.49	\$10.36
Net Operating Income	\$614,593	\$591,633	\$561,013	\$567,889
Full Market Value	\$4,509,999	\$3,210,000	\$3,867,000	\$4,167,000
Market Value per SqFt	\$96.23	\$74.25	\$102.37	\$79.15
Distance from Condominium in miles		0.31	1.10	1.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02721-7503	3-02368-0029	3-02512-0060	3-03113-0032
Condominium Section	1971-R1			
Address	20 BAYARD STREET	94 HAVEMEYER STREET	127 GREEN STREET	9 COOK STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-NORTH	GREENPOINT	WILLIAMSBURG-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	29	40	63
Year Built	2005	1916	1931	2009
Gross SqFt	82,265	21,380	37,776	52,650
Estimated Gross Income	\$1,739,905	\$449,621	\$806,146	\$1,113,307
Gross Income per SqFt	\$21.15	\$21.03	\$21.34	\$21.15
Estimated Expense	\$713,361	\$206,745	\$245,133	\$545,418
Expense SqFt	\$8.67	\$9.67	\$6.49	\$10.36
Net Operating Income	\$1,026,544	\$242,876	\$561,013	\$567,889
Full Market Value	\$7,532,998	\$1,783,000	\$3,867,000	\$4,167,000
Market Value per SqFt	\$91.57	\$83.40	\$102.37	\$79.15
Distance from Condominium in miles		0.43	1.10	1.18

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02721-7504	3-02409-0015	3-02409-0008	3-02408-0038
Condominium Section	2127-R1			
Address	50 BAYARD STREET	276 SOUTH 1 STREET	260 SOUTH 1 STREET	233 SOUTH 2 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	48	24	24	11
Year Built	1900	1911	1915	1907
Gross SqFt	55,337	14,470	15,836	13,412
Estimated Gross Income	\$1,186,979	\$324,333	\$339,614	\$260,030
Gross Income per SqFt	\$21.45	\$22.41	\$21.45	\$19.39
Estimated Expense	\$534,141	\$221,366	\$231,687	\$132,139
Expense SqFt	\$9.65	\$15.30	\$14.63	\$9.85
Net Operating Income	\$652,838	\$102,967	\$107,927	\$127,891
Full Market Value	\$4,674,902	\$711,000	\$766,000	\$904,000
Market Value per SqFt	\$84.48	\$49.14	\$48.37	\$67.40
Distance from Condominium in miles		0.55	0.55	0.56

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02722-7501	3-02412-0033	3-02409-0015	3-02408-0012
Condominium Section	2021-R1			
Address	415 LEONARD STREET	355 SOUTH 2 STREET	276 SOUTH 1 STREET	230 SOUTH 1 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	54	24	24	20
Year Built	2006	1919	1911	1905
Gross SqFt	51,554	19,104	14,470	21,150
Estimated Gross Income	\$1,155,325	\$431,273	\$324,333	\$468,052
Gross Income per SqFt	\$22.41	\$22.58	\$22.41	\$22.13
Estimated Expense	\$519,896	\$228,216	\$221,366	\$237,870
Expense SqFt	\$10.08	\$11.95	\$15.30	\$11.25
Net Operating Income	\$635,429	\$203,057	\$102,967	\$230,182
Full Market Value	\$4,645,999	\$934,000	\$711,000	\$1,650,000
Market Value per SqFt	\$90.12	\$48.89	\$49.14	\$78.01
Distance from Condominium in miles		0.61	0.61	0.64

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02740-7501	3-02412-0025	3-02412-0030	3-02424-0016
Condominium Section	2010-R1			
Address	447 HUMBOLDT STREET	373 SOUTH 2 STREET	359 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	22	24	24
Year Built	2005	1920	1916	1915
Gross SqFt	13,677	19,900	22,050	23,000
Estimated Gross Income	\$256,444	\$377,503	\$413,524	\$431,272
Gross Income per SqFt	\$18.75	\$18.97	\$18.75	\$18.75
Estimated Expense	\$115,400	\$177,309	\$229,443	\$229,306
Expense SqFt	\$8.44	\$8.91	\$10.41	\$9.97
Net Operating Income	\$141,044	\$200,194	\$184,081	\$201,966
Full Market Value	\$1,014,001	\$795,000	\$871,000	\$934,000
Market Value per SqFt	\$74.14	\$39.95	\$39.50	\$40.61
Distance from Condominium in miles		0.70	0.70	0.74

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02744-7501	3-03049-0043	3-02917-0007	3-03032-0001
Condominium Section	2089-R1			
Address	145 JACKSON STREET	21 MONTROSE AVENUE	924 METROPOLITAN AVENUE	390 LORIMER STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	32	30	32	28
Year Built	2006	2008	2007	2006
Gross SqFt	32,770	29,250	25,085	34,277
Estimated Gross Income	\$679,978	\$578,158	\$632,400	\$711,248
Gross Income per SqFt	\$20.75	\$19.77	\$25.21	\$20.75
Estimated Expense	\$279,200	\$92,203	\$212,848	\$145,334
Expense SqFt	\$8.52	\$3.15	\$8.49	\$4.24
Net Operating Income	\$400,778	\$485,955	\$419,552	\$565,914
Full Market Value	\$2,931,002	\$3,478,000	\$3,046,000	\$2,610,000
Market Value per SqFt	\$89.44	\$118.91	\$121.43	\$76.14
Distance from Condominium in miles		0.70	0.44	0.57

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02744-7503	3-03113-0004	3-03044-0029	3-02139-0014
Condominium Section	2304-R1			
Address	131 JACKSON STREET	20 MANHATTAN AVENUE	165 MESEROLE STREET	190 SOUTH 8 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	24	39	41
Year Built	2008	1931	1930	1917
Gross SqFt	29,704	22,500	17,460	25,924
Estimated Gross Income	\$660,320	\$477,190	\$402,332	\$606,783
Gross Income per SqFt	\$22.23	\$21.21	\$23.04	\$23.41
Estimated Expense	\$297,144	\$191,207	\$159,764	\$280,297
Expense SqFt	\$10.00	\$8.50	\$9.15	\$10.81
Net Operating Income	\$363,176	\$285,983	\$242,568	\$326,486
Full Market Value	\$2,657,002	\$2,098,000	\$1,771,000	\$2,382,000
Market Value per SqFt	\$89.45	\$93.24	\$101.43	\$91.88
Distance from Condominium in miles		1.00	0.60	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02749-7501	3-02413-0031	3-02412-0027	3-02412-0025
Condominium Section	1789-R1			
Address	364 MANHATTAN AVENUE	385 SOUTH 2 STREET	367 SOUTH 2 STREET	373 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	22	25	22
Year Built	2007	1915	1920	1920
Gross SqFt	25,438	20,295	28,800	19,900
Estimated Gross Income	\$495,532	\$395,336	\$607,117	\$377,503
Gross Income per SqFt	\$19.48	\$19.48	\$21.08	\$18.97
Estimated Expense	\$203,168	\$198,149	\$388,575	\$177,309
Expense SqFt	\$7.99	\$9.76	\$13.49	\$8.91
Net Operating Income	\$292,364	\$197,187	\$218,542	\$200,194
Full Market Value	\$2,096,001	\$856,000	\$1,276,000	\$795,000
Market Value per SqFt	\$82.40	\$42.18	\$44.31	\$39.95
Distance from Condominium in miles		0.54	0.56	0.56

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02752-7501	3-01162-0011	3-01207-0017	3-01155-0077
Condominium Section	1795-R1			
Address	61 CONSELYEA STREET	633 GRAND AVENUE	1284 PACIFIC STREET	451 PROSPECT PLACE
Neighborhood	WILLIAMSBURG-EAST	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	11	15	12
Year Built	2005	1931	1904	1931
Gross SqFt	6,529	7,280	8,413	8,884
Estimated Gross Income	\$137,174	\$167,655	\$172,551	\$200,512
Gross Income per SqFt	\$21.01	\$23.03	\$20.51	\$22.57
Estimated Expense	\$46,291	\$57,905	\$74,203	\$61,211
Expense SqFt	\$7.09	\$7.95	\$8.82	\$6.89
Net Operating Income	\$90,883	\$109,750	\$98,348	\$139,301
Full Market Value	\$664,999	\$801,000	\$694,000	\$192,000
Market Value per SqFt	\$101.85	\$110.03	\$82.49	\$21.61
Distance from Condominium in miles		2.81	2.62	2.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02752-7502	3-02412-0027	3-02424-0012	3-02425-0020
Condominium Section	1801-R1			
Address	59 CONSELYEA STREET	367 SOUTH 2 STREET	362 SOUTH 2 STREET	402 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	25	30	24
Year Built	2005	1920	1915	1916
Gross SqFt	6,373	28,800	21,197	23,562
Estimated Gross Income	\$156,776	\$607,117	\$521,344	\$581,958
Gross Income per SqFt	\$24.60	\$21.08	\$24.60	\$24.70
Estimated Expense	\$64,278	\$388,575	\$283,683	\$311,933
Expense SqFt	\$10.09	\$13.49	\$13.38	\$13.24
Net Operating Income	\$92,498	\$218,542	\$237,661	\$270,025
Full Market Value	\$672,001	\$1,276,000	\$1,098,000	\$1,287,000
Market Value per SqFt	\$105.45	\$44.31	\$51.80	\$54.62
Distance from Condominium in miles		0.40	0.45	0.45

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02752-7503	3-02412-0033	3-02424-0012	3-02425-0020
Condominium Section	1791-R1			
Address	63 CONSELYEA STREET	355 SOUTH 2 STREET	362 SOUTH 2 STREET	402 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	24	30	24
Year Built	2005	1919	1915	1916
Gross SqFt	7,247	19,104	21,197	23,562
Estimated Gross Income	\$178,276	\$431,273	\$521,344	\$581,958
Gross Income per SqFt	\$24.60	\$22.58	\$24.60	\$24.70
Estimated Expense	\$78,441	\$228,216	\$283,683	\$311,933
Expense SqFt	\$10.82	\$11.95	\$13.38	\$13.24
Net Operating Income	\$99,835	\$203,057	\$237,661	\$270,025
Full Market Value	\$725,999	\$934,000	\$1,098,000	\$1,287,000
Market Value per SqFt	\$100.18	\$48.89	\$51.80	\$54.62
Distance from Condominium in miles		0.40	0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02754-7504	3-02413-0031	3-02412-0025	3-02412-0027
Condominium Section	2446-R1			
Address	154 SKILLMAN AVENUE	385 SOUTH 2 STREET	373 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	22	22	25
Year Built	2007	1915	1920	1920
Gross SqFt	15,562	20,295	19,900	28,800
Estimated Gross Income	\$303,148	\$395,336	\$377,503	\$607,117
Gross Income per SqFt	\$19.48	\$19.48	\$18.97	\$21.08
Estimated Expense	\$124,291	\$198,149	\$177,309	\$388,575
Expense SqFt	\$7.99	\$9.76	\$8.91	\$13.49
Net Operating Income	\$178,857	\$197,187	\$200,194	\$218,542
Full Market Value	\$1,282,001	\$856,000	\$795,000	\$1,276,000
Market Value per SqFt	\$82.38	\$42.18	\$39.95	\$44.31
Distance from Condominium in miles		0.51	0.53	0.53

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02758-7501	3-02748-0003	3-02762-0003	3-02761-0012
Condominium Section	1584-R1			
Address	88 CONSELYEA STREET	334 LEONARD STREET	590 METROPOLITAN AVENUE	524 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	8	11	12	22
Year Built	2004	1928	1930	1930
Gross SqFt	7,474	6,250	8,250	14,117
Estimated Gross Income	\$147,537	\$123,369	\$182,547	\$330,037
Gross Income per SqFt	\$19.74	\$19.74	\$22.13	\$23.38
Estimated Expense	\$66,294	\$56,481	\$102,660	\$122,629
Expense SqFt	\$8.87	\$9.04	\$12.44	\$8.69
Net Operating Income	\$81,243	\$66,888	\$79,887	\$207,408
Full Market Value	\$580,000	\$479,000	\$585,000	\$1,513,000
Market Value per SqFt	\$77.60	\$76.64	\$70.91	\$107.18
Distance from Condominium in miles		0.10	0.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02758-7502	3-02748-0003	3-02762-0003	3-02761-0012
Condominium Section	1583-R1			
Address	92 CONSELYEA STREET	334 LEONARD STREET	590 METROPOLITAN AVENUE	524 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	8	11	12	22
Year Built	2004	1928	1930	1930
Gross SqFt	7,587	6,250	8,250	14,117
Estimated Gross Income	\$149,767	\$123,369	\$182,547	\$330,037
Gross Income per SqFt	\$19.74	\$19.74	\$22.13	\$23.38
Estimated Expense	\$67,297	\$56,481	\$102,660	\$122,629
Expense SqFt	\$8.87	\$9.04	\$12.44	\$8.69
Net Operating Income	\$82,470	\$66,888	\$79,887	\$207,408
Full Market Value	\$588,999	\$479,000	\$585,000	\$1,513,000
Market Value per SqFt	\$77.63	\$76.64	\$70.91	\$107.18
Distance from Condominium in miles		0.10	0.10	0.20

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02762-7501	3-02412-0025	3-02412-0033	3-02425-0020
Condominium Section	2291-R1			
Address	630 METROPOLITAN AVENUE	373 SOUTH 2 STREET	355 SOUTH 2 STREET	402 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	22	24	24
Year Built	2007	1920	1919	1916
Gross SqFt	6,345	19,900	19,104	23,562
Estimated Gross Income	\$143,270	\$377,503	\$431,273	\$581,958
Gross Income per SqFt	\$22.58	\$18.97	\$22.58	\$24.70
Estimated Expense	\$63,260	\$177,309	\$228,216	\$311,933
Expense SqFt	\$9.97	\$8.91	\$11.95	\$13.24
Net Operating Income	\$80,010	\$200,194	\$203,057	\$270,025
Full Market Value	\$574,001	\$795,000	\$934,000	\$1,287,000
Market Value per SqFt	\$90.47	\$39.95	\$48.89	\$54.62
Distance from Condominium in miles		0.33	0.33	0.37

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02769-7501	3-02413-0031	3-02412-0027	3-02424-0006
Condominium Section	2687-R1			
Address	273 MANHATTAN AVENUE	385 SOUTH 2 STREET	367 SOUTH 2 STREET	354 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	22	25	29
Year Built	2007	1915	1920	1920
Gross SqFt	13,819	20,295	28,800	24,126
Estimated Gross Income	\$286,053	\$395,336	\$607,117	\$499,299
Gross Income per SqFt	\$20.70	\$19.48	\$21.08	\$20.70
Estimated Expense	\$131,281	\$198,149	\$388,575	\$320,801
Expense SqFt	\$9.50	\$9.76	\$13.49	\$13.30
Net Operating Income	\$154,772	\$197,187	\$218,542	\$178,498
Full Market Value	\$1,136,999	\$856,000	\$1,276,000	\$1,050,000
Market Value per SqFt	\$82.28	\$42.18	\$44.31	\$43.52
Distance from Condominium in miles		0.35	0.38	0.42

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02782-7501	3-03113-0004	3-03044-0026	
Condominium Section	1880-R1			
Address	134 POWERS STREET	20 MANHATTAN AVENUE	171 MESEROLE STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	20	24	39	
Year Built	2005	1931	1930	
Gross SqFt	25,216	22,500	17,240	
Estimated Gross Income	\$511,633	\$477,190	\$402,332	
Gross Income per SqFt	\$20.29	\$21.21	\$23.34	
Estimated Expense	\$214,886	\$191,207	\$159,764	
Expense SqFt	\$8.52	\$8.50	\$9.27	
Net Operating Income	\$296,747	\$285,983	\$242,568	
Full Market Value	\$2,130,000	\$2,098,000	\$1,770,000	
Market Value per SqFt	\$84.47	\$93.24	\$102.67	
Distance from Condominium in miles		0.65	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02827-7503	3-02725-0118	3-02715-0007	3-02700-0018
Condominium Section	2490-R1			
Address	43 HERBERT STREET	457 GRAHAM AVENUE	536 GRAHAM AVENUE	195 DRIGGS AVENUE
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	14	11	16	20
Year Built	1891	1928	1920	1905
Gross SqFt	16,819	7,500	12,672	11,700
Estimated Gross Income	\$315,861	\$166,739	\$238,008	\$206,159
Gross Income per SqFt	\$18.78	\$22.23	\$18.78	\$17.62
Estimated Expense	\$145,653	\$39,902	\$106,743	\$76,225
Expense SqFt	\$8.66	\$5.32	\$8.42	\$6.51
Net Operating Income	\$170,208	\$126,837	\$131,265	\$129,934
Full Market Value	\$1,225,000	\$581,000	\$943,000	\$937,000
Market Value per SqFt	\$72.83	\$77.47	\$74.42	\$80.09
Distance from Condominium in miles		0.14	0.17	0.21

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02833-7501	3-02875-0056	3-02706-0027	
Condominium Section	1250-R1			
Address	99 KINGSLAND AVENUE	33 KINGSLAND AVENUE	661 MEEKER AVENUE	
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	GREENPOINT	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	24	12	7	
Year Built	2005	1920	2003	
Gross SqFt	14,248	5,616	5,513	
Estimated Gross Income	\$270,712	\$131,478	\$87,105	
Gross Income per SqFt	\$19.00	\$23.41	\$15.80	
Estimated Expense	\$121,820	\$58,178		
Expense SqFt	\$8.55	\$10.36		
Net Operating Income	\$148,892	\$73,300	\$87,105	
Full Market Value	\$1,068,000	\$503,000	\$827,000	
Market Value per SqFt	\$74.96	\$89.57	\$150.01	
Distance from Condominium in miles		0.17	0.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02857-7501	3-02413-0031	3-02412-0025	3-02412-0027
Condominium Section	1274-R1			
Address	258 RICHARDSON STREET	385 SOUTH 2 STREET	373 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	22	22	25
Year Built	2002	1915	1920	1920
Gross SqFt	17,800	20,295	19,900	28,800
Estimated Gross Income	\$346,744	\$395,336	\$377,503	\$607,117
Gross Income per SqFt	\$19.48	\$19.48	\$18.97	\$21.08
Estimated Expense	\$142,165	\$198,149	\$177,309	\$388,575
Expense SqFt	\$7.99	\$9.76	\$8.91	\$13.49
Net Operating Income	\$204,579	\$197,187	\$200,194	\$218,542
Full Market Value	\$1,466,000	\$856,000	\$795,000	\$1,276,000
Market Value per SqFt	\$82.36	\$42.18	\$39.95	\$44.31
Distance from Condominium in miles		0.80	0.82	0.82

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02857-7504	3-02875-0056	3-03054-0016	3-02785-0037
Condominium Section	2035-R1			
Address	96 WOODPOINT ROAD	33 KINGSLAND AVENUE	210 MESEROLE STREET	47 MAUJER STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	10	12	16	14
Year Built	2005	1920	1920	2006
Gross SqFt	9,082	5,616	10,000	13,810
Estimated Gross Income	\$188,452	\$131,478	\$197,187	\$286,544
Gross Income per SqFt	\$20.75	\$23.41	\$19.72	\$20.75
Estimated Expense	\$66,389	\$58,178	\$90,721	\$58,529
Expense SqFt	\$7.31	\$10.36	\$9.07	\$4.24
Net Operating Income	\$122,063	\$73,300	\$106,466	\$228,015
Full Market Value	\$892,999	\$503,000	\$762,000	\$1,675,000
Market Value per SqFt	\$98.33	\$89.57	\$76.20	\$121.29
Distance from Condominium in miles		0.11	0.75	0.69

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02857-7504	3-03045-0008	3-02875-0056	3-03031-0012
Condominium Section	2035-R2			
Address	96 WOODPOINT ROAD	200 SCHOLLES STREET	33 KINGSLAND AVENUE	16 STAGG STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	3	11	12	11
Year Built	2005	1920	1920	1930
Gross SqFt	478	3,750	5,616	3,375
Estimated Gross Income	\$6,424	\$66,300	\$131,478	\$125,474
Gross Income per SqFt	\$13.44	\$17.68	\$23.41	\$37.18
Estimated Expense	\$1,740	\$27,939	\$58,178	\$61,569
Expense SqFt	\$3.64	\$7.45	\$10.36	\$18.24
Net Operating Income	\$4,684	\$38,361	\$73,300	\$63,905
Full Market Value	\$30,000	\$277,000	\$503,000	\$432,000
Market Value per SqFt	\$62.76	\$73.87	\$89.57	\$128.00
Distance from Condominium in miles		0.70	0.11	0.81

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02866-7501	3-02413-0031	3-02412-0025	3-02412-0027
Condominium Section	1944-R1			
Address	219 WITHERS STREET	385 SOUTH 2 STREET	373 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	22	22	25
Year Built	2006	1915	1920	1920
Gross SqFt	16,627	20,295	19,900	28,800
Estimated Gross Income	\$323,894	\$395,336	\$377,503	\$607,117
Gross Income per SqFt	\$19.48	\$19.48	\$18.97	\$21.08
Estimated Expense	\$132,797	\$198,149	\$177,309	\$388,575
Expense SqFt	\$7.99	\$9.76	\$8.91	\$13.49
Net Operating Income	\$191,097	\$197,187	\$200,194	\$218,542
Full Market Value	\$1,370,000	\$856,000	\$795,000	\$1,276,000
Market Value per SqFt	\$82.40	\$42.18	\$39.95	\$44.31
Distance from Condominium in miles		0.75	0.78	0.78

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02875-7501	3-02412-0027	3-02412-0033	3-02424-0035
Condominium Section	1295-R1			
Address	246 WITHERS STREET	367 SOUTH 2 STREET	355 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	25	24	29
Year Built	2003	1920	1919	1915
Gross SqFt	24,897	28,800	19,104	23,467
Estimated Gross Income	\$534,041	\$607,117	\$431,273	\$503,375
Gross Income per SqFt	\$21.45	\$21.08	\$22.58	\$21.45
Estimated Expense	\$240,318	\$388,575	\$228,216	\$275,528
Expense SqFt	\$9.65	\$13.49	\$11.95	\$11.74
Net Operating Income	\$293,723	\$218,542	\$203,057	\$227,847
Full Market Value	\$2,154,003	\$1,276,000	\$934,000	\$1,059,000
Market Value per SqFt	\$86.52	\$44.31	\$48.89	\$45.13
Distance from Condominium in miles		0.73	0.73	0.78

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02893-7501	3-02413-0031	3-02412-0025	3-02412-0027
Condominium Section	1550-R1			
Address	57 MASPETH AVENUE	385 SOUTH 2 STREET	373 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	17	22	22	25
Year Built	2004	1915	1920	1920
Gross SqFt	22,417	20,295	19,900	28,800
Estimated Gross Income	\$436,683	\$395,336	\$377,503	\$607,117
Gross Income per SqFt	\$19.48	\$19.48	\$18.97	\$21.08
Estimated Expense	\$179,040	\$198,149	\$177,309	\$388,575
Expense SqFt	\$7.99	\$9.76	\$8.91	\$13.49
Net Operating Income	\$257,643	\$197,187	\$200,194	\$218,542
Full Market Value	\$1,846,999	\$856,000	\$795,000	\$1,276,000
Market Value per SqFt	\$82.39	\$42.18	\$39.95	\$44.31
Distance from Condominium in miles		0.69	0.73	0.73

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02893-7502	3-02412-0027	3-02412-0033	3-02424-0035
Condominium Section	1661-R1			
Address	234 SKILLMAN AVENUE	367 SOUTH 2 STREET	355 SOUTH 2 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	62	25	24	29
Year Built	2004	1920	1919	1915
Gross SqFt	52,916	28,800	19,104	23,467
Estimated Gross Income	\$1,135,048	\$607,117	\$431,273	\$503,375
Gross Income per SqFt	\$21.45	\$21.08	\$22.58	\$21.45
Estimated Expense	\$465,370	\$388,575	\$228,216	\$275,528
Expense SqFt	\$8.79	\$13.49	\$11.95	\$11.74
Net Operating Income	\$669,678	\$218,542	\$203,057	\$227,847
Full Market Value	\$4,910,999	\$1,276,000	\$934,000	\$1,059,000
Market Value per SqFt	\$92.81	\$44.31	\$48.89	\$45.13
Distance from Condominium in miles		0.73	0.73	0.77

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02907-7501	3-02239-0008	3-02785-0001	
Condominium Section	2218-R1			
Address	94 MASPETH AVENUE	157 WALLABOUT STREET	330 UNION AVENUE	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	88	115	60	
Year Built	2007	2002	1991	
Gross SqFt	103,921	114,734	66,800	
Estimated Gross Income	\$2,013,989	\$1,844,923	\$1,515,024	
Gross Income per SqFt	\$19.38	\$16.08	\$22.68	
Estimated Expense	\$704,584	\$885,746	\$804,272	
Expense SqFt	\$6.78	\$7.72	\$12.04	
Net Operating Income	\$1,309,405	\$959,177	\$710,752	
Full Market Value	\$9,394,003	\$6,538,000	\$5,194,000	
Market Value per SqFt	\$90.40	\$56.98	\$77.75	
Distance from Condominium in miles		1.28	0.59	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02919-7501	3-03079-0012	3-02304-0015	
Condominium Section	2701-R1			
Address	17 JUDGE STREET	122 BOERUM STREET	144 NORTH 10 STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	16	8	23	
Year Built		2004	2006	
Gross SqFt	14,435	6,875	36,760	
Estimated Gross Income	\$276,863	\$138,335	\$728,416	
Gross Income per SqFt	\$19.18	\$20.12	\$19.82	
Estimated Expense	\$97,725	\$57,819	\$179,101	
Expense SqFt	\$6.77	\$8.41	\$4.87	
Net Operating Income	\$179,138	\$80,516	\$549,315	
Full Market Value	\$1,285,002	\$1,210,000	\$3,384,000	
Market Value per SqFt	\$89.02	\$176.00	\$92.06	
Distance from Condominium in miles		0.56	0.95	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03023-7501	3-03044-0026	3-03044-0029	
Condominium Section	1279-R1			
Address	63 STAGG STREET	171 MESEROLE STREET	165 MESEROLE STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	39	39	
Year Built	2004	1930	1930	
Gross SqFt	25,336	17,240	17,460	
Estimated Gross Income	\$488,731	\$402,332	\$402,332	
Gross Income per SqFt	\$19.29	\$23.34	\$23.04	
Estimated Expense	\$217,890	\$159,764	\$159,764	
Expense SqFt	\$8.60	\$9.27	\$9.15	
Net Operating Income	\$270,841	\$242,568	\$242,568	
Full Market Value	\$1,942,002	\$1,770,000	\$1,771,000	
Market Value per SqFt	\$76.65	\$102.67	\$101.43	
Distance from Condominium in miles		0.28	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03040-7501	3-03031-0014	3-03031-0015	3-03031-0012
Condominium Section	1721-R1			
Address	25 MESEROLE STREET	20 STAGG STREET	22 STAGG STREET	16 STAGG STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	12	11
Year Built	2006	1930	1930	1930
Gross SqFt	8,496	3,750	3,600	3,375
Estimated Gross Income	\$185,977	\$78,806	\$78,806	\$125,474
Gross Income per SqFt	\$21.89	\$21.01	\$21.89	\$37.18
Estimated Expense	\$81,307	\$30,484	\$34,435	\$61,569
Expense SqFt	\$9.57	\$8.13	\$9.57	\$18.24
Net Operating Income	\$104,670	\$48,322	\$44,371	\$63,905
Full Market Value	\$768,899	\$355,000	\$325,000	\$432,000
Market Value per SqFt	\$90.50	\$94.67	\$90.28	\$128.00
Distance from Condominium in miles		0.05	0.05	0.05

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03042-7501	3-02907-0119	3-02785-0037	3-02270-0012
Condominium Section	1876-R1			
Address	151 MANHATTAN AVENUE	58 MASPETH AVENUE	47 MAUJER STREET	646 BROADWAY
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	15	16	14	14
Year Built	2005	2007	2006	2007
Gross SqFt	16,458	15,959	13,810	21,459
Estimated Gross Income	\$341,504	\$465,882	\$286,544	\$565,659
Gross Income per SqFt	\$20.75	\$29.19	\$20.75	\$26.36
Estimated Expense	\$136,602	\$178,647	\$58,529	\$364,374
Expense SqFt	\$8.30	\$11.19	\$4.24	\$16.98
Net Operating Income	\$204,902	\$287,235	\$228,015	\$201,285
Full Market Value	\$1,192,999	\$1,672,069	\$1,675,000	\$542,236
Market Value per SqFt	\$72.49	\$104.77	\$121.29	\$25.27
Distance from Condominium in miles		0.57	0.27	0.41

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03049-7501	3-02425-0036	3-02425-0020	3-02437-0003
Condominium Section	2528-R1			
Address	38 MESEROLE STREET	395 SOUTH 3 STREET	402 SOUTH 2 STREET	350 KEAP STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	30	24	29
Year Built	2008	1916	1916	1912
Gross SqFt	13,263	23,481	23,562	20,430
Estimated Gross Income	\$326,800	\$723,271	\$581,958	\$503,375
Gross Income per SqFt	\$24.64	\$30.80	\$24.70	\$24.64
Estimated Expense	\$135,415	\$391,101	\$311,933	\$226,216
Expense SqFt	\$10.21	\$16.66	\$13.24	\$11.07
Net Operating Income	\$191,385	\$332,170	\$270,025	\$277,159
Full Market Value	\$1,391,000	\$1,628,000	\$1,287,000	\$1,059,000
Market Value per SqFt	\$104.88	\$69.33	\$54.62	\$51.84
Distance from Condominium in miles		0.19	0.19	0.26

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03063-7501	3-03054-0016	3-03045-0008	3-03045-0011
Condominium Section	1505-R1			
Address	204 MONTROSE AVENUE	210 MESEROLE STREET	200 SCHOLLES STREET	206 SCHOLLES STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	8	16	11	22
Year Built	1920	1920	1920	1910
Gross SqFt	9,500	10,000	3,750	16,312
Estimated Gross Income	\$167,960	\$197,187	\$66,300	\$303,201
Gross Income per SqFt	\$17.68	\$19.72	\$17.68	\$18.59
Estimated Expense	\$92,378	\$90,721	\$27,939	\$159,789
Expense SqFt	\$9.72	\$9.07	\$7.45	\$9.80
Net Operating Income	\$75,582	\$106,466	\$38,361	\$143,412
Full Market Value	\$545,001	\$762,000	\$277,000	\$1,031,000
Market Value per SqFt	\$57.37	\$76.20	\$73.87	\$63.21
Distance from Condominium in miles		0.05	0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03063-7501	3-03045-0011	3-03045-0008	
Condominium Section	1505-R2			
Address	206 MONTROSE AVENUE	206 SCHOLLES STREET	200 SCHOLLES STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	
Total Units	7	22	11	
Year Built		1910	1920	
Gross SqFt	9,500	16,312	3,750	
Estimated Gross Income	\$167,960	\$303,201	\$66,300	
Gross Income per SqFt	\$17.68	\$18.59	\$17.68	
Estimated Expense	\$92,378	\$159,789	\$27,939	
Expense SqFt	\$9.72	\$9.80	\$7.45	
Net Operating Income	\$75,582	\$143,412	\$38,361	
Full Market Value	\$545,000	\$1,031,000	\$277,000	
Market Value per SqFt	\$57.37	\$63.21	\$73.87	
Distance from Condominium in miles		0.10	0.10	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03076-7501	3-03049-0043	3-02857-0106	
Condominium Section	0695-R1			
Address	14 BOERUM STREET	21 MONTROSE AVENUE	480 HUMBOLDT STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	30	20	
Year Built	1900	2008	2007	
Gross SqFt	34,727	29,250	39,916	
Estimated Gross Income	\$687,942	\$578,158	\$792,732	
Gross Income per SqFt	\$19.81	\$19.77	\$19.86	
Estimated Expense	\$394,846	\$92,203	\$487,374	
Expense SqFt	\$11.37	\$3.15	\$12.21	
Net Operating Income	\$293,096	\$485,955	\$305,358	
Full Market Value	\$2,922,990	\$3,478,000	\$3,809,000	
Market Value per SqFt	\$84.17	\$118.91	\$95.43	
Distance from Condominium in miles		0.16	1.02	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03150-7501	3-03196-0038	3-03374-0026	
Condominium Section	2277-R1			
Address	41 MELROSE STREET	1085 WILLOUGHBY AVENUE	1182 PUTNAM AVENUE	
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	20	12	
Year Built	2006	1931	1913	
Gross SqFt	14,500	15,187	13,500	
Estimated Gross Income	\$239,395	\$361,009	\$286,975	
Gross Income per SqFt	\$16.51	\$23.77	\$21.26	
Estimated Expense	\$100,546	\$80,765	\$160,475	
Expense SqFt	\$6.93	\$5.32	\$11.89	
Net Operating Income	\$138,849	\$280,244	\$126,500	
Full Market Value	\$1,005,006	\$2,041,000	\$928,000	
Market Value per SqFt	\$69.31	\$134.39	\$68.74	
Distance from Condominium in miles		0.47	1.17	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03157-7501	3-03204-0004	3-03332-0047	
Condominium Section	2513-R1			
Address	38 WILSON AVENUE	1023 BROADWAY	1255 GATES AVENUE	
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	15	59	83	
Year Built	2009	2005	2008	
Gross SqFt	15,091	25,200	66,300	
Estimated Gross Income	\$286,416	\$556,987	\$2,128,230	
Gross Income per SqFt	\$18.98	\$22.10	\$32.10	
Estimated Expense	\$120,124	\$301,609	\$808,197	
Expense SqFt	\$7.96	\$11.97	\$12.19	
Net Operating Income	\$166,292	\$255,378	\$1,320,033	
Full Market Value	\$1,251,999	\$1,830,000	\$2,475,000	
Market Value per SqFt	\$82.96	\$72.62	\$37.33	
Distance from Condominium in miles		0.42	0.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03238-7501	3-03178-0023	3-03328-0040	
Condominium Section	1486-R1			
Address	101 WYCKOFF AVENUE	467 TROUTMAN STREET	LINDEN STREET	
Neighborhood	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS	
Building Classification	R4-CONDOMINIUM	D2-ELEVATOR	C1-WALK-UP	
Total Units	29	46	11	
Year Built		1931	2009	
Gross SqFt	34,292	57,125	19,287	
Estimated Gross Income	\$514,037	\$808,201	\$305,313	
Gross Income per SqFt	\$14.99	\$14.15	\$15.83	
Estimated Expense	\$218,440	\$356,681	\$125,366	
Expense SqFt	\$6.37	\$6.24	\$6.50	
Net Operating Income	\$295,597	\$451,520	\$179,947	
Full Market Value	\$1,978,000	\$3,132,000	\$225,000	
Market Value per SqFt	\$57.68	\$54.83	\$11.67	
Distance from Condominium in miles		0.26	0.45	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03248-7502	3-03328-0040	3-03328-0043	
Condominium Section	2120-R1			
Address	1610 DE KALB AVENUE	LINDEN STREET	355 LINDEN STREET	
Neighborhood	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	15	11	14	
Year Built		2009	1931	
Gross SqFt	12,951	19,287	7,000	
Estimated Gross Income	\$207,086	\$305,313	\$113,127	
Gross Income per SqFt	\$15.99	\$15.83	\$16.16	
Estimated Expense	\$81,980	\$125,366	\$51,161	
Expense SqFt	\$6.33	\$6.50	\$7.31	
Net Operating Income	\$125,106	\$179,947	\$61,966	
Full Market Value	\$779,000	\$225,000	\$417,000	
Market Value per SqFt	\$60.15	\$11.67	\$59.57	
Distance from Condominium in miles		0.39	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03270-7501	3-03332-0047	3-03303-0001	3-03204-0004
Condominium Section	2438-R1			
Address	286 STANHOPE STREET	1255 GATES AVENUE	415 BLEECKER STREET	1023 BROADWAY
Neighborhood	WYCKOFF HEIGHTS	BUSHWICK	WYCKOFF HEIGHTS	BUSHWICK
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	23	83	150	59
Year Built	2009	2008	1986	2005
Gross SqFt	20,850	66,300	107,000	25,200
Estimated Gross Income	\$362,790	\$2,128,230	\$1,878,800	\$556,987
Gross Income per SqFt	\$17.40	\$32.10	\$17.56	\$22.10
Estimated Expense	\$61,091	\$808,197	\$961,646	\$301,609
Expense SqFt	\$2.93	\$12.19	\$8.99	\$11.97
Net Operating Income	\$301,699	\$1,320,033	\$917,154	\$255,378
Full Market Value	\$1,793,000	\$2,475,000	\$5,850,000	\$1,830,000
Market Value per SqFt	\$86.00	\$37.33	\$54.67	\$72.62
Distance from Condominium in miles		0.64	0.26	0.85

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03280-7501	3-03303-0001	3-03168-0001	3-03294-0042
Condominium Section	2362-R1			
Address	316 HIMROD STREET	415 BLEECKER STREET	1226 FLUSHING AVENUE	43 GOODWIN PLACE
Neighborhood	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS	BUSHWICK
Building Classification	RR-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	52	150	99	100
Year Built	2008	1986	1931	1991
Gross SqFt	63,240	107,000	65,402	71,326
Estimated Gross Income	\$710,185	\$1,878,800	\$1,127,483	\$801,035
Gross Income per SqFt	\$11.23	\$17.56	\$17.24	\$11.23
Estimated Expense	\$294,066	\$961,646	\$185,005	\$331,962
Expense SqFt	\$4.65	\$8.99	\$2.83	\$4.65
Net Operating Income	\$416,119	\$917,154	\$942,478	\$469,073
Full Market Value	\$2,681,000	\$5,850,000	\$4,664,000	\$3,022,000
Market Value per SqFt	\$42.39	\$54.67	\$71.31	\$42.37
Distance from Condominium in miles		0.24	0.50	0.76

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03290-7501	3-03328-0046	3-03328-0045	3-03326-0065
Condominium Section	2425-R1			
Address	404 HARMAN STREET	349 LINDEN STREET	351 LINDEN STREET	255 LINDEN STREET
Neighborhood	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS	BUSHWICK
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	16
Year Built	2006	1931	1931	1931
Gross SqFt	19,620	7,000	7,000	19,800
Estimated Gross Income	\$311,173	\$110,810	\$160,742	\$430,567
Gross Income per SqFt	\$15.86	\$15.83	\$22.96	\$21.75
Estimated Expense	\$149,897	\$45,467	\$99,874	\$202,110
Expense SqFt	\$7.64	\$6.50	\$14.27	\$10.21
Net Operating Income	\$161,276	\$65,343	\$60,868	\$228,457
Full Market Value	\$2,479,959	\$447,000	\$444,000	\$1,674,000
Market Value per SqFt	\$126.40	\$63.86	\$63.43	\$84.55
Distance from Condominium in miles		0.19	0.19	0.24

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03755-7501	3-03738-0010	3-03772-0003	3-03771-0035
Condominium Section	0464-R1			
Address	384 NEW JERSEY AVENUE	257 PENNSYLVANIA AVENUE	381 PENNSYLVANIA AVENUE	354 PENNSYLVANIA AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	24	16	16
Year Built	1991	1930	1930	1930
Gross SqFt	15,000	18,800	15,664	17,600
Estimated Gross Income	\$200,700	\$267,750	\$207,651	\$235,425
Gross Income per SqFt	\$13.38	\$14.24	\$13.26	\$13.38
Estimated Expense	\$102,750	\$134,645	\$106,202	\$128,765
Expense SqFt	\$6.85	\$7.16	\$6.78	\$7.32
Net Operating Income	\$97,950	\$133,105	\$101,449	\$106,660
Full Market Value	\$650,004	\$594,000	\$575,000	\$707,000
Market Value per SqFt	\$43.33	\$31.60	\$36.71	\$40.17
Distance from Condominium in miles		0.09	0.10	0.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03755-7501	3-03771-0033	3-03771-0035	3-03771-0041
Condominium Section	0464-R2			
Address	384 NEW JERSEY AVENUE	350 PENNSYLVANIA AVENUE	354 PENNSYLVANIA AVENUE	378 PENNSYLVANIA AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16	29
Year Built	1991	1930	1930	1930
Gross SqFt	3,750	17,600	17,600	28,700
Estimated Gross Income	\$50,175	\$235,425	\$235,425	\$418,535
Gross Income per SqFt	\$13.38	\$13.38	\$13.38	\$14.58
Estimated Expense	\$25,575	\$128,765	\$128,765	\$228,911
Expense SqFt	\$6.82	\$7.32	\$7.32	\$7.98
Net Operating Income	\$24,600	\$106,660	\$106,660	\$189,624
Full Market Value	\$162,999	\$707,000	\$707,000	\$1,310,000
Market Value per SqFt	\$43.47	\$40.17	\$40.17	\$45.64
Distance from Condominium in miles		0.11	0.11	0.11

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03771-7501	3-01925-0007	3-01778-0089	3-01399-0062
Condominium Section	2155-R1			
Address	626 SUTTER AVENUE	213 TAAFFE PLACE	41 KOSCIUSZKO STREET	1933 UNION STREET
Neighborhood	EAST NEW YORK	BEDFORD STUYVESANT	BEDFORD STUYVESANT	CROWN HEIGHTS
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	90	109	83
Year Built	2007	1935	1959	1930
Gross SqFt	103,106	108,000	86,826	96,048
Estimated Gross Income	\$1,760,019	\$1,843,745	\$1,396,162	\$1,605,923
Gross Income per SqFt	\$17.07	\$17.07	\$16.08	\$16.72
Estimated Expense	\$703,183	\$607,258	\$368,142	\$804,857
Expense SqFt	\$6.82	\$5.62	\$4.24	\$8.38
Net Operating Income	\$1,056,836	\$1,236,487	\$1,028,020	\$801,066
Full Market Value	\$6,744,000	\$8,938,000	\$1,045,000	\$1,617,000
Market Value per SqFt	\$65.41	\$82.76	\$12.04	\$16.84
Distance from Condominium in miles		3.70	3.39	1.49

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04414-7501	3-03590-0011	3-01251-0001	3-01250-0025
Condominium Section	0468-R1			
Address	148 COZINE AVENUE	280 LIVONIA AVENUE	243 KINGSTON AVENUE	230 KINGSTON AVENUE
Neighborhood	EAST NEW YORK	BROWNSVILLE	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	56	264	80	152
Year Built	1990	1975	1910	1982
Gross SqFt	52,920	298,933	54,516	124,472
Estimated Gross Income	\$414,500	\$3,554,466	\$1,281,173	\$2,376,108
Gross Income per SqFt	\$7.83	\$11.89	\$23.50	\$19.09
Estimated Expense	\$256,662	\$2,345,733	\$890,581	\$1,557,637
Expense SqFt	\$4.85	\$7.85	\$16.34	\$12.51
Net Operating Income	\$157,838	\$1,208,733	\$390,592	\$818,471
Full Market Value	\$1,046,990	\$7,713,000	\$2,849,000	\$5,873,000
Market Value per SqFt	\$19.78	\$25.80	\$52.26	\$47.18
Distance from Condominium in miles		1.27	3.17	3.27

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04414-7501	3-04322-0016	3-04311-0020	3-04311-0023
Condominium Section	0468-R2			
Address	1065 VERMONT STREET	744 PENNSYLVANIA AVENUE	674 ASHFORD STREET	686 ASHFORD STREET
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	552	36	12	12
Year Built	1990	1930	1927	1927
Gross SqFt	445,921	33,600	10,238	10,011
Estimated Gross Income	\$4,182,447	\$284,580	\$122,295	\$122,295
Gross Income per SqFt	\$9.38	\$8.47	\$11.95	\$12.22
Estimated Expense	\$2,323,248	\$181,894	\$68,848	\$66,589
Expense SqFt	\$5.21	\$5.41	\$6.72	\$6.65
Net Operating Income	\$1,859,199	\$102,686	\$53,447	\$55,706
Full Market Value	\$11,848,942	\$603,000	\$341,000	\$354,000
Market Value per SqFt	\$26.57	\$17.95	\$33.31	\$35.36
Distance from Condominium in miles		0.50	0.70	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04414-7501	3-04328-0006	3-04478-0004	3-04311-0020
Condominium Section	0468-R3			
Address	971 JEROME STREET	722 HEGEMAN AVENUE	1004 HEGEMAN AVENUE	674 ASHFORD STREET
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	542	23	19	12
Year Built	1990	1930	1930	1927
Gross SqFt	425,720	19,200	23,280	10,238
Estimated Gross Income	\$3,908,110	\$165,452	\$213,619	\$122,295
Gross Income per SqFt	\$9.18	\$8.62	\$9.18	\$11.95
Estimated Expense	\$2,235,030	\$108,572	\$109,564	\$68,848
Expense SqFt	\$5.25	\$5.65	\$4.71	\$6.72
Net Operating Income	\$1,673,080	\$56,880	\$104,055	\$53,447
Full Market Value	\$9,955,968	\$337,000	\$619,000	\$341,000
Market Value per SqFt	\$23.39	\$17.55	\$26.59	\$33.31
Distance from Condominium in miles		0.57	0.59	0.59

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04660-7501	3-04818-0001	3-04597-0001	
Condominium Section	2165-R1			
Address	900 LENOX ROAD	639 ALBANY AVENUE	1044 EAST NEW YORK AVENUE	
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	31	63	40	
Year Built	2007	1959	2007	
Gross SqFt	27,508	37,446	31,435	
Estimated Gross Income	\$514,950	\$547,140	\$717,521	
Gross Income per SqFt	\$18.72	\$14.61	\$22.83	
Estimated Expense	\$179,352	\$293,741	\$163,515	
Expense SqFt	\$6.52	\$7.84	\$5.20	
Net Operating Income	\$335,598	\$253,399	\$554,006	
Full Market Value	\$2,231,001	\$1,683,000	\$4,047,000	
Market Value per SqFt	\$81.10	\$44.94	\$128.74	
Distance from Condominium in miles		0.69	0.67	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04793-7502	3-04804-0006	3-04804-0001	3-01326-0015
Condominium Section	1437-R1			
Address	523 BROOKLYN AVENUE	546 MIDWOOD STREET	555 RUTLAND ROAD	437 KINGSTON AVENUE
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	42	42	38
Year Built	2004	1927	1927	1924
Gross SqFt	24,834	30,400	30,400	27,700
Estimated Gross Income	\$277,878	\$405,645	\$466,429	\$365,363
Gross Income per SqFt	\$11.19	\$13.34	\$15.34	\$13.19
Estimated Expense	\$150,246	\$174,451	\$218,960	\$193,623
Expense SqFt	\$6.05	\$5.74	\$7.20	\$6.99
Net Operating Income	\$127,632	\$231,194	\$247,469	\$171,740
Full Market Value	\$848,000	\$1,534,000	\$1,699,000	\$1,142,000
Market Value per SqFt	\$34.15	\$50.46	\$55.89	\$41.23
Distance from Condominium in miles		0.18	0.18	0.19

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04868-7501	3-07808-0036	3-04871-0052	
Condominium Section	0338-R1			
Address	260 LINDEN BOULEVARD	3728 AVENUE K	209 EAST 34 STREET	
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	58	58	70	
Year Built		1926	1926	
Gross SqFt	68,514	41,596	60,876	
Estimated Gross Income	\$800,929	\$607,474	\$554,580	
Gross Income per SqFt	\$11.69	\$14.60	\$9.11	
Estimated Expense	\$359,699	\$380,926	\$324,469	
Expense SqFt	\$5.25	\$9.16	\$5.33	
Net Operating Income	\$441,230	\$226,548	\$230,111	
Full Market Value	\$2,823,001	\$1,565,000	\$1,370,000	
Market Value per SqFt	\$41.20	\$37.62	\$22.50	
Distance from Condominium in miles		1.95	0.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05054-7501	3-05062-0026	3-05079-0021	3-04868-0019
Condominium Section	0289-R1			
Address	353 OCEAN AVENUE	373 OCEAN AVENUE	148 ST PAUL'S PLACE	264 LINDEN BOULEVARD
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	55	24	16	16
Year Built	1930	1939	1912	1931
Gross SqFt	55,638	12,700	16,080	16,800
Estimated Gross Income	\$653,201	\$195,857	\$256,395	\$172,536
Gross Income per SqFt	\$11.74	\$15.42	\$15.94	\$10.27
Estimated Expense	\$331,046	\$85,738	\$138,530	\$108,696
Expense SqFt	\$5.95	\$6.75	\$8.62	\$6.47
Net Operating Income	\$322,155	\$110,119	\$117,865	\$63,840
Full Market Value	\$2,209,998	\$755,000	\$804,000	\$398,000
Market Value per SqFt	\$39.72	\$59.45	\$50.00	\$23.69
Distance from Condominium in miles		0.10	0.32	0.68

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05054-7502	3-05062-0026	3-05079-0021	3-04868-0019
Condominium Section	0670-R1			
Address	161 WOODRUFF AVENUE	373 OCEAN AVENUE	148 ST PAUL'S PLACE	264 LINDEN BOULEVARD
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-EAST
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	31	24	16	16
Year Built	1929	1939	1912	1931
Gross SqFt	32,396	12,700	16,080	16,800
Estimated Gross Income	\$499,546	\$195,857	\$256,395	\$172,536
Gross Income per SqFt	\$15.42	\$15.42	\$15.94	\$10.27
Estimated Expense	\$250,421	\$85,738	\$138,530	\$108,696
Expense SqFt	\$7.73	\$6.75	\$8.62	\$6.47
Net Operating Income	\$249,125	\$110,119	\$117,865	\$63,840
Full Market Value	\$1,709,000	\$755,000	\$804,000	\$398,000
Market Value per SqFt	\$52.75	\$59.45	\$50.00	\$23.69
Distance from Condominium in miles		0.10	0.32	0.68

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05060-7502	3-05079-0019	3-05210-0017	
Condominium Section	2349-R1			
Address	34 CROOKE AVENUE	142 ST PAUL'S PLACE	1247 FLATBUSH AVENUE	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	23	16	46	
Year Built	2007	1912	2007	
Gross SqFt	30,000	16,080	25,212	
Estimated Gross Income	\$690,000	\$429,829	\$435,982	
Gross Income per SqFt	\$23.00	\$26.73	\$17.29	
Estimated Expense	\$241,500	\$204,184	\$297,225	
Expense SqFt	\$8.05	\$12.70	\$11.79	
Net Operating Income	\$448,500	\$225,645	\$138,757	
Full Market Value	\$3,275,999	\$1,631,000	\$1,002,000	
Market Value per SqFt	\$109.20	\$101.43	\$39.74	
Distance from Condominium in miles		0.11	0.94	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05083-7501	3-05079-0019	3-05125-0033	3-05082-0022
Condominium Section	1933-R1			
Address	2233 CATON AVENUE	142 ST PAUL'S PLACE	325 EAST 21 STREET	836 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	20	12
Year Built		1912	1912	1931
Gross SqFt	14,055	16,080	14,220	11,555
Estimated Gross Income	\$284,473	\$429,829	\$249,380	\$233,914
Gross Income per SqFt	\$20.24	\$26.73	\$17.54	\$20.24
Estimated Expense	\$113,789	\$204,184	\$181,134	\$121,586
Expense SqFt	\$8.10	\$12.70	\$12.74	\$10.52
Net Operating Income	\$170,684	\$225,645	\$68,246	\$112,328
Full Market Value	\$1,225,000	\$1,631,000	\$492,000	\$357,000
Market Value per SqFt	\$87.16	\$101.43	\$34.60	\$30.90
Distance from Condominium in miles		0.33	0.44	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05130-7501	3-05073-0052	3-05053-0006	3-05124-0033
Condominium Section	1924-R1			
Address	77 EAST 28 STREET	3341 WESTMINSTER ROAD	5 ST PAUL'S PLACE	667 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	D1-ELEVATOR
Total Units	20	32	25	49
Year Built	2006	1931	1931	1938
Gross SqFt	29,125	23,365	22,208	21,300
Estimated Gross Income	\$492,795	\$395,451	\$372,521	\$389,004
Gross Income per SqFt	\$16.92	\$16.92	\$16.77	\$18.26
Estimated Expense	\$221,758	\$187,926	\$223,999	\$184,260
Expense SqFt	\$7.61	\$8.04	\$10.09	\$8.65
Net Operating Income	\$271,037	\$207,525	\$148,522	\$204,744
Full Market Value	\$1,957,001	\$1,501,000	\$988,000	\$1,473,000
Market Value per SqFt	\$67.19	\$64.24	\$44.49	\$69.15
Distance from Condominium in miles		0.92	0.79	0.48

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05142-7501	3-05079-0019	3-05210-0017	3-05101-0090
Condominium Section	2270-R1			
Address	355 STRATFORD ROAD	142 ST PAUL'S PLACE	1247 FLATBUSH AVENUE	543 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	12	16	46	62
Year Built	2007	1912	2007	1939
Gross SqFt	13,252	16,080	25,212	21,840
Estimated Gross Income	\$245,029	\$429,829	\$435,982	\$428,463
Gross Income per SqFt	\$18.49	\$26.73	\$17.29	\$19.62
Estimated Expense	\$96,077	\$204,184	\$297,225	\$193,112
Expense SqFt	\$7.25	\$12.70	\$11.79	\$8.84
Net Operating Income	\$148,952	\$225,645	\$138,757	\$235,351
Full Market Value	\$1,076,002	\$1,631,000	\$1,002,000	\$1,686,000
Market Value per SqFt	\$81.20	\$101.43	\$39.74	\$77.20
Distance from Condominium in miles		0.71	0.68	0.67

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05185-7501	3-05185-0001	3-05186-0034	3-05187-0025
Condominium Section	0070-R1			
Address	2108 DORCHESTER ROAD	501 EAST 21 STREET	2225 DITMAS AVENUE	2204 CLARENDON ROAD
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	17	20	16
Year Built	1912	1931	1917	1931
Gross SqFt	63,000	13,600	21,000	13,700
Estimated Gross Income	\$854,280	\$188,397	\$284,692	\$180,081
Gross Income per SqFt	\$13.56	\$13.85	\$13.56	\$13.14
Estimated Expense	\$433,440	\$88,219	\$144,536	\$94,243
Expense SqFt	\$6.88	\$6.49	\$6.88	\$6.88
Net Operating Income	\$420,840	\$100,178	\$140,156	\$85,838
Full Market Value	\$2,785,004	\$406,000	\$768,000	\$414,000
Market Value per SqFt	\$44.21	\$29.85	\$36.57	\$30.22
Distance from Condominium in miles		0.00	0.05	0.12

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05259-7501	3-01959-0027	3-05079-0019	
Condominium Section	1023-R1			
Address	101 PROSPECT PARK SOUTHWEST	80 GREENE AVENUE	142 ST PAUL'S PLACE	
Neighborhood	WINDSOR TERRACE	FORT GREENE	FLATBUSH-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	15	97	16	
Year Built		1982	1912	
Gross SqFt	11,425	71,470	16,080	
Estimated Gross Income	\$315,330	\$2,033,930	\$429,829	
Gross Income per SqFt	\$27.60	\$28.46	\$26.73	
Estimated Expense	\$147,040	\$931,596	\$204,184	
Expense SqFt	\$12.87	\$13.03	\$12.70	
Net Operating Income	\$168,290	\$1,102,334	\$225,645	
Full Market Value	\$1,213,001	\$7,926,000	\$1,631,000	
Market Value per SqFt	\$106.17	\$110.90	\$101.43	
Distance from Condominium in miles		1.90	0.82	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05273-7501	3-01107-0005	3-01107-0027	
Condominium Section	1772-R1			
Address	35 EAST 4 STREET	38 PROSPECT PARK SOUTHWEST	70 PROSPECT PARK SOUTHWEST	
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	6	20	48	
Year Built	2005	1920	1935	
Gross SqFt	4,800	15,200	49,428	
Estimated Gross Income	\$81,888	\$310,764	\$676,601	
Gross Income per SqFt	\$17.06	\$20.45	\$13.69	
Estimated Expense	\$36,000	\$125,003	\$302,841	
Expense SqFt	\$7.50	\$8.22	\$6.13	
Net Operating Income	\$45,888	\$185,761	\$373,760	
Full Market Value	\$343,002	\$1,326,000	\$2,211,000	
Market Value per SqFt	\$71.46	\$87.24	\$44.73	
Distance from Condominium in miles		0.50	0.50	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05281-7501	3-01107-0005	3-01107-0027	
Condominium Section	2108-R1			
Address	3001 FT HAMILTON PARKWAY	38 PROSPECT PARK SOUTHWES	70 PROSPECT PARK SOUTHWES	
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	9	20	48	
Year Built	2007	1920	1935	
Gross SqFt	12,196	15,200	49,428	
Estimated Gross Income	\$208,064	\$310,764	\$676,601	
Gross Income per SqFt	\$17.06	\$20.45	\$13.69	
Estimated Expense	\$91,470	\$125,003	\$302,841	
Expense SqFt	\$7.50	\$8.22	\$6.13	
Net Operating Income	\$116,594	\$185,761	\$373,760	
Full Market Value	\$745,999	\$1,326,000	\$2,211,000	
Market Value per SqFt	\$61.17	\$87.24	\$44.73	
Distance from Condominium in miles		0.68	0.68	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05287-7501	3-01173-0007	3-01164-0035	
Condominium Section	0377-R1			
Address	207 PROSPECT PARK SOUTHWE	195 UNDERHILL AVENUE	210 PARK PLACE	
Neighborhood	WINDSOR TERRACE	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	35	36	20	
Year Built	1990	1940	1915	
Gross SqFt	29,983	24,000	11,250	
Estimated Gross Income	\$541,493	\$394,036	\$234,600	
Gross Income per SqFt	\$18.06	\$16.42	\$20.85	
Estimated Expense	\$277,343	\$183,642	\$102,867	
Expense SqFt	\$9.25	\$7.65	\$9.14	
Net Operating Income	\$264,150	\$210,394	\$131,733	
Full Market Value	\$1,902,000	\$1,452,000	\$967,000	
Market Value per SqFt	\$63.44	\$60.50	\$85.96	
Distance from Condominium in miles		1.63	1.73	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05322-7501	3-05317-0011	3-05320-0097	
Condominium Section	1726-R1			
Address	346 CONEY ISLAND AVENUE	170 EAST 4 STREET	91 OCEAN PARKWAY	
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	59	71	43	
Year Built	2006	1962	1959	
Gross SqFt	75,797	62,400	32,580	
Estimated Gross Income	\$1,077,833	\$896,450	\$458,413	
Gross Income per SqFt	\$14.22	\$14.37	\$14.07	
Estimated Expense	\$485,025	\$493,664	\$244,523	
Expense SqFt	\$6.40	\$7.91	\$7.51	
Net Operating Income	\$592,808	\$402,786	\$213,890	
Full Market Value	\$4,260,010	\$1,980,000	\$1,484,000	
Market Value per SqFt	\$56.20	\$31.73	\$45.55	
Distance from Condominium in miles		0.29	0.08	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05328-7501	3-05320-0097	3-05338-0081	
Condominium Section	0994-R1			
Address	150 OCEAN PARKWAY	91 OCEAN PARKWAY	250 OCEAN PARKWAY	
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	26	43	77	
Year Built	2002	1959	1925	
Gross SqFt	29,800	32,580	67,776	
Estimated Gross Income	\$415,710	\$458,413	\$936,409	
Gross Income per SqFt	\$13.95	\$14.07	\$13.82	
Estimated Expense	\$187,144	\$244,523	\$500,662	
Expense SqFt	\$6.28	\$7.51	\$7.39	
Net Operating Income	\$228,566	\$213,890	\$435,747	
Full Market Value	\$1,715,000	\$1,484,000	\$2,873,000	
Market Value per SqFt	\$57.55	\$45.55	\$42.39	
Distance from Condominium in miles		0.17	0.19	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05347-7501	3-05385-0055	3-05385-0056	3-05370-0006
Condominium Section	0045-R1			
Address	3801 15 AVENUE	103 DITMAS AVENUE	755 MC DONALD AVENUE	116 AVENUE C
Neighborhood	BOROUGH PARK	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	22	16	13	12
Year Built	1983	1930	1930	1922
Gross SqFt	33,224	9,545	9,096	9,000
Estimated Gross Income	\$599,029	\$237,725	\$164,016	\$130,840
Gross Income per SqFt	\$18.03	\$24.91	\$18.03	\$14.54
Estimated Expense	\$368,786	\$117,309	\$62,693	\$73,324
Expense SqFt	\$11.10	\$12.29	\$6.89	\$8.15
Net Operating Income	\$230,243	\$120,416	\$101,323	\$57,516
Full Market Value	\$1,658,998	\$517,000	\$730,000	\$397,000
Market Value per SqFt	\$49.93	\$54.16	\$80.26	\$44.11
Distance from Condominium in miles		0.16	0.16	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05347-7501	3-05351-0001	3-05370-0002	
Condominium Section	0045-R2			
Address	3802 15 AVENUE	3409 14 AVENUE	110 AVENUE C	
Neighborhood	BOROUGH PARK	BOROUGH PARK	OCEAN PARKWAY-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	22	20	20	
Year Built	1983	1926	1922	
Gross SqFt	33,224	13,500	16,000	
Estimated Gross Income	\$457,162	\$207,970	\$193,795	
Gross Income per SqFt	\$13.76	\$15.41	\$12.11	
Estimated Expense	\$224,594	\$109,428	\$74,493	
Expense SqFt	\$6.76	\$8.11	\$4.66	
Net Operating Income	\$232,568	\$98,542	\$119,302	
Full Market Value	\$1,535,006	\$618,000	\$715,000	
Market Value per SqFt	\$46.20	\$45.78	\$44.69	
Distance from Condominium in miles		0.20	0.24	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05364-7501	3-05608-0051	3-05694-0032	
Condominium Section	0004-R1			
Address	4007 15 AVENUE	1005 45 STREET	5718 FT HAMILTON PARKWAY	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	23	24	
Year Built	1982	1924	1920	
Gross SqFt	18,993	15,000	17,508	
Estimated Gross Income	\$294,012	\$263,934	\$290,463	
Gross Income per SqFt	\$15.48	\$17.60	\$16.59	
Estimated Expense	\$123,455	\$125,294	\$148,819	
Expense SqFt	\$6.50	\$8.35	\$8.50	
Net Operating Income	\$170,557	\$138,640	\$141,644	
Full Market Value	\$1,169,002	\$1,000,000	\$1,025,000	
Market Value per SqFt	\$61.55	\$66.67	\$58.54	
Distance from Condominium in miles		0.79	1.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05381-7501	3-05405-0028	3-05382-0033	
Condominium Section	0169-R1			
Address	542 DAHILL ROAD	654 DAHILL ROAD	526 DAHILL ROAD	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	22	24	20	
Year Built		1930	1922	
Gross SqFt	17,751	20,800	14,200	
Estimated Gross Income	\$233,071	\$273,121	\$172,607	
Gross Income per SqFt	\$13.13	\$13.13	\$12.16	
Estimated Expense	\$93,193	\$127,717	\$82,847	
Expense SqFt	\$5.25	\$6.14	\$5.83	
Net Operating Income	\$139,878	\$145,404	\$89,760	
Full Market Value	\$931,000	\$806,000	\$524,000	
Market Value per SqFt	\$52.45	\$38.75	\$36.90	
Distance from Condominium in miles		0.17	0.05	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05388-7501	3-05370-0006	3-06592-0045	
Condominium Section	0753-R1			
Address	411 DITMAS AVENUE	116 AVENUE C	1824 CONEY ISLAND AVENUE	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	3	12	12	
Year Built	1930	1922	1916	
Gross SqFt	1,859	9,000	8,600	
Estimated Gross Income	\$26,045	\$130,840	\$117,190	
Gross Income per SqFt	\$14.01	\$14.54	\$13.63	
Estimated Expense	\$14,314	\$73,324	\$53,717	
Expense SqFt	\$7.70	\$8.15	\$6.25	
Net Operating Income	\$11,731	\$57,516	\$63,473	
Full Market Value	\$86,000	\$397,000	\$386,000	
Market Value per SqFt	\$46.26	\$44.11	\$44.88	
Distance from Condominium in miles		0.23	1.71	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05398-7501	3-06633-0038	3-07415-0001	3-07467-0013
Condominium Section	2238-R1			
Address	734 EAST 5 STREET	1742 EAST 2 STREET	2403 EAST 13 STREET	2654 EAST 23 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	8	16	12	16
Year Built	2005	1928	1975	1982
Gross SqFt	8,340	10,200	9,000	10,248
Estimated Gross Income	\$154,207	\$164,635	\$165,746	\$195,452
Gross Income per SqFt	\$18.49	\$16.14	\$18.42	\$19.07
Estimated Expense	\$53,972	\$83,224	\$67,231	\$93,366
Expense SqFt	\$6.47	\$8.16	\$7.47	\$9.11
Net Operating Income	\$100,235	\$81,411	\$98,515	\$102,086
Full Market Value	\$734,002	\$555,000	\$554,000	\$584,000
Market Value per SqFt	\$88.01	\$54.41	\$61.56	\$56.99
Distance from Condominium in miles		1.86	3.16	3.58

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05400-7501	3-01251-0001	3-06264-0029	
Condominium Section	2462-R1			
Address	597 OCEAN PARKWAY	243 KINGSTON AVENUE	2160 78 STREET	
Neighborhood	OCEAN PARKWAY-NORTH	CROWN HEIGHTS	BENSONHURST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	44	80	52	
Year Built	2008	1910	1991	
Gross SqFt	43,528	54,516	51,419	
Estimated Gross Income	\$936,723	\$1,281,173	\$1,004,184	
Gross Income per SqFt	\$21.52	\$23.50	\$19.53	
Estimated Expense	\$386,093	\$890,581	\$555,180	
Expense SqFt	\$8.87	\$16.34	\$10.80	
Net Operating Income	\$550,630	\$390,592	\$449,004	
Full Market Value	\$4,076,003	\$2,849,000	\$3,218,000	
Market Value per SqFt	\$93.64	\$52.26	\$62.58	
Distance from Condominium in miles		3.00	2.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05416-7501	3-05412-0024	3-06610-0053	3-06566-0054
Condominium Section	2067-R1			
Address	4111 18 AVENUE	624 OCEAN PARKWAY	463 AVENUE P	1463 EAST 3 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	12	32
Year Built		1930	1978	1927
Gross SqFt	14,630	13,900	10,850	22,600
Estimated Gross Income	\$226,765	\$205,559	\$168,198	\$381,714
Gross Income per SqFt	\$15.50	\$14.79	\$15.50	\$16.89
Estimated Expense	\$119,673	\$102,643	\$76,760	\$194,812
Expense SqFt	\$8.18	\$7.38	\$7.07	\$8.62
Net Operating Income	\$107,092	\$102,916	\$91,438	\$186,902
Full Market Value	\$731,000	\$710,000	\$590,000	\$1,243,000
Market Value per SqFt	\$49.97	\$51.08	\$54.38	\$55.00
Distance from Condominium in miles		0.11	1.49	1.13

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05423-7501	3-05079-0019	3-05424-0080	
Condominium Section	1595-R1			
Address	702 OCEAN PARKWAY	142 ST PAUL'S PLACE	229 PARKVILLE AVENUE	
Neighborhood	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	15	16	41	
Year Built	2004	1912	2004	
Gross SqFt	16,424	16,080	43,018	
Estimated Gross Income	\$303,680	\$429,829	\$745,514	
Gross Income per SqFt	\$18.49	\$26.73	\$17.33	
Estimated Expense	\$86,226	\$204,184	\$306,307	
Expense SqFt	\$5.25	\$12.70	\$7.12	
Net Operating Income	\$217,454	\$225,645	\$439,207	
Full Market Value	\$1,609,998	\$1,631,000	\$3,170,000	
Market Value per SqFt	\$98.03	\$101.43	\$73.69	
Distance from Condominium in miles		1.50	0.21	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05424-7501	3-01251-0001	3-06264-0029	
Condominium Section	1675-R1			
Address	215 PARKVILLE AVENUE	243 KINGSTON AVENUE	2160 78 STREET	
Neighborhood	OCEAN PARKWAY-NORTH	CROWN HEIGHTS	BENSONHURST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	12	80	52	
Year Built	2006	1910	1991	
Gross SqFt	11,495	54,516	51,419	
Estimated Gross Income	\$247,372	\$1,281,173	\$1,004,184	
Gross Income per SqFt	\$21.52	\$23.50	\$19.53	
Estimated Expense	\$108,743	\$890,581	\$555,180	
Expense SqFt	\$9.46	\$16.34	\$10.80	
Net Operating Income	\$138,629	\$390,592	\$449,004	
Full Market Value	\$1,016,000	\$2,849,000	\$3,218,000	
Market Value per SqFt	\$88.39	\$52.26	\$62.58	
Distance from Condominium in miles		3.13	2.04	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05462-7501	3-05694-0032	3-05608-0051	
Condominium Section	0182-R1			
Address	1901 51 STREET	5718 FT HAMILTON PARKWAY	1005 45 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	26	24	23	
Year Built	1927	1920	1924	
Gross SqFt	28,960	17,508	15,000	
Estimated Gross Income	\$495,216	\$290,463	\$263,934	
Gross Income per SqFt	\$17.10	\$16.59	\$17.60	
Estimated Expense	\$244,133	\$148,819	\$125,294	
Expense SqFt	\$8.43	\$8.50	\$8.35	
Net Operating Income	\$251,083	\$141,644	\$138,640	
Full Market Value	\$1,605,997	\$1,025,000	\$1,000,000	
Market Value per SqFt	\$55.46	\$58.54	\$66.67	
Distance from Condominium in miles		1.54	1.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05462-7501	3-05614-0014	3-05608-0011	3-05694-0032
Condominium Section	0182-R2			
Address	1900 51 STREET	1020 45 STREET	1016 44 STREET	5718 FT HAMILTON PARKWAY
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	32	36	24
Year Built	1923	1921	1923	1920
Gross SqFt	25,229	28,000	33,792	17,508
Estimated Gross Income	\$408,205	\$395,097	\$546,711	\$290,463
Gross Income per SqFt	\$16.18	\$14.11	\$16.18	\$16.59
Estimated Expense	\$163,232	\$194,555	\$383,499	\$148,819
Expense SqFt	\$6.47	\$6.95	\$11.35	\$8.50
Net Operating Income	\$244,973	\$200,542	\$163,212	\$141,644
Full Market Value	\$1,667,997	\$1,276,000	\$1,112,000	\$1,025,000
Market Value per SqFt	\$66.11	\$45.57	\$32.91	\$58.54
Distance from Condominium in miles		1.40	1.41	1.53

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05468-7501	3-01148-0001	3-01042-0059	3-04868-0024
Condominium Section	0022-R1			
Address	1845 52 STREET	597 GRAND AVENUE	257 15 STREET	274 LINDEN BOULEVARD
Neighborhood	BOROUGH PARK	CROWN HEIGHTS	PARK SLOPE SOUTH	FLATBUSH-EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	32	52	24	16
Year Built	1926	1900	2002	1931
Gross SqFt	70,664	56,377	21,056	15,800
Estimated Gross Income	\$1,044,414	\$839,187	\$311,116	\$162,266
Gross Income per SqFt	\$14.78	\$14.89	\$14.78	\$10.27
Estimated Expense	\$561,072	\$256,381	\$178,463	\$102,226
Expense SqFt	\$7.94	\$4.55	\$8.48	\$6.47
Net Operating Income	\$483,342	\$582,806	\$132,653	\$60,040
Full Market Value	\$2,892,526	\$3,014,000	\$915,000	\$374,000
Market Value per SqFt	\$40.93	\$53.46	\$43.46	\$23.67
Distance from Condominium in miles		3.69	2.72	2.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05468-7501	3-01148-0001	3-01042-0059	3-04868-0024
Condominium Section	0022-R2			
Address	1840 52 STREET	597 GRAND AVENUE	257 15 STREET	274 LINDEN BOULEVARD
Neighborhood	BOROUGH PARK	CROWN HEIGHTS	PARK SLOPE SOUTH	FLATBUSH-EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	28	52	24	16
Year Built	1927	1900	2002	1931
Gross SqFt	49,800	56,377	21,056	15,800
Estimated Gross Income	\$736,044	\$839,187	\$311,116	\$162,266
Gross Income per SqFt	\$14.78	\$14.89	\$14.78	\$10.27
Estimated Expense	\$383,460	\$256,381	\$178,463	\$102,226
Expense SqFt	\$7.70	\$4.55	\$8.48	\$6.47
Net Operating Income	\$352,584	\$582,806	\$132,653	\$60,040
Full Market Value	\$2,041,605	\$3,014,000	\$915,000	\$374,000
Market Value per SqFt	\$41.00	\$53.46	\$43.46	\$23.67
Distance from Condominium in miles		3.74	2.76	2.55

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05468-7502	3-05637-0032	3-06204-0001	
Condominium Section	0129-R1			
Address	1850 52 STREET	864 49 STREET	7301 17 AVENUE	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BENSONHURST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	48	64	100	
Year Built	1927	1930	1920	
Gross SqFt	105,996	67,600	77,800	
Estimated Gross Income	\$1,127,797	\$504,805	\$1,074,793	
Gross Income per SqFt	\$10.64	\$7.47	\$13.81	
Estimated Expense	\$563,899	\$271,465	\$564,101	
Expense SqFt	\$5.32	\$4.02	\$7.25	
Net Operating Income	\$563,898	\$233,340	\$510,692	
Full Market Value	\$3,500,993	\$1,177,000	\$3,368,000	
Market Value per SqFt	\$33.03	\$17.41	\$43.29	
Distance from Condominium in miles		1.50	1.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05468-7502	3-05595-0034	3-05607-0003	
Condominium Section	0129-R2			
Address	1865 52 STREET	970 42 STREET	902 44 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	24	40	66	
Year Built	1926	1923	1925	
Gross SqFt	52,998	44,800	48,000	
Estimated Gross Income	\$784,370	\$732,859	\$737,985	
Gross Income per SqFt	\$14.80	\$16.36	\$15.37	
Estimated Expense	\$404,905	\$420,618	\$373,231	
Expense SqFt	\$7.64	\$9.39	\$7.78	
Net Operating Income	\$379,465	\$312,241	\$364,754	
Full Market Value	\$2,616,998	\$1,705,000	\$2,503,000	
Market Value per SqFt	\$49.38	\$38.06	\$52.15	
Distance from Condominium in miles		1.42	1.39	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05468-7503	3-05602-0030	3-06552-0070	
Condominium Section	0629-R1			
Address	5120 19 AVENUE	1017 44 STREET	2219 64 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	28	40	41	
Year Built		1924	1931	
Gross SqFt	60,000	28,000	34,700	
Estimated Gross Income	\$956,400	\$507,795	\$487,176	
Gross Income per SqFt	\$15.94	\$18.14	\$14.04	
Estimated Expense	\$501,600	\$358,204	\$238,298	
Expense SqFt	\$8.36	\$12.79	\$6.87	
Net Operating Income	\$454,800	\$149,591	\$248,878	
Full Market Value	\$3,104,000	\$1,077,000	\$1,637,000	
Market Value per SqFt	\$51.73	\$38.46	\$47.18	
Distance from Condominium in miles		1.29	0.84	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05495-7501	3-05545-0074	3-05607-0003	
Condominium Section	0904-R1			
Address	2131 57 STREET	1621 65 STREET	902 44 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	24	46	66	
Year Built	2001	1925	1925	
Gross SqFt	52,632	33,600	48,000	
Estimated Gross Income	\$806,322	\$512,907	\$737,985	
Gross Income per SqFt	\$15.32	\$15.27	\$15.37	
Estimated Expense	\$384,740	\$229,835	\$373,231	
Expense SqFt	\$7.31	\$6.84	\$7.78	
Net Operating Income	\$421,582	\$283,072	\$364,754	
Full Market Value	\$3,048,997	\$1,944,000	\$2,503,000	
Market Value per SqFt	\$57.93	\$57.86	\$52.15	
Distance from Condominium in miles		0.86	1.88	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05550-7501	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	2075-R1			
Address	6410 BAY PARKWAY	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	BOROUGH PARK	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	16	80	52
Year Built	2006	1912	1910	1991
Gross SqFt	15,300	16,080	54,516	51,419
Estimated Gross Income	\$359,550	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$152,541	\$204,184	\$890,581	\$555,180
Expense SqFt	\$9.97	\$12.70	\$16.34	\$10.80
Net Operating Income	\$207,009	\$225,645	\$390,592	\$449,004
Full Market Value	\$1,509,998	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$98.69	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		2.66	4.47	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05590-7502	3-02108-0021	3-01281-0027	
Condominium Section	1663-R1			
Address	970 41 STREET	25 LAFAYETTE AVENUE	1106 PRESIDENT STREET	
Neighborhood	BOROUGH PARK	FORT GREENE	CROWN HEIGHTS	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	50	35	16	
Year Built	2005	1900	1915	
Gross SqFt	52,818	27,144	14,600	
Estimated Gross Income	\$988,225	\$525,261	\$263,643	
Gross Income per SqFt	\$18.71	\$19.35	\$18.06	
Estimated Expense	\$457,404	\$226,573	\$135,050	
Expense SqFt	\$8.66	\$8.35	\$9.25	
Net Operating Income	\$530,821	\$298,688	\$128,593	
Full Market Value	\$3,814,998	\$2,142,000	\$926,000	
Market Value per SqFt	\$72.23	\$78.91	\$63.42	
Distance from Condominium in miles		3.14	2.71	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05592-7504	3-05608-0051	3-05608-0011	
Condominium Section	0674-R1			
Address	1157 42 STREET	1005 45 STREET	1016 44 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	3	23	36	
Year Built	1997	1924	1923	
Gross SqFt	6,915	15,000	33,792	
Estimated Gross Income	\$116,794	\$263,934	\$546,711	
Gross Income per SqFt	\$16.89	\$17.60	\$16.18	
Estimated Expense	\$60,161	\$125,294	\$383,499	
Expense SqFt	\$8.70	\$8.35	\$11.35	
Net Operating Income	\$56,633	\$138,640	\$163,212	
Full Market Value	\$409,999	\$1,000,000	\$1,112,000	
Market Value per SqFt	\$59.29	\$66.67	\$32.91	
Distance from Condominium in miles		0.22	0.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05592-7505	3-05608-0051	3-05608-0011	
Condominium Section	0688-R1			
Address	1155 42 STREET	1005 45 STREET	1016 44 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	3	23	36	
Year Built	1998	1924	1923	
Gross SqFt	7,098	15,000	33,792	
Estimated Gross Income	\$119,885	\$263,934	\$546,711	
Gross Income per SqFt	\$16.89	\$17.60	\$16.18	
Estimated Expense	\$61,753	\$125,294	\$383,499	
Expense SqFt	\$8.70	\$8.35	\$11.35	
Net Operating Income	\$58,132	\$138,640	\$163,212	
Full Market Value	\$421,000	\$1,000,000	\$1,112,000	
Market Value per SqFt	\$59.31	\$66.67	\$32.91	
Distance from Condominium in miles		0.22	0.22	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05592-7506	3-05608-0051	3-05608-0011	
Condominium Section	0689-R1			
Address	1153 42 STREET	1005 45 STREET	1016 44 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	3	23	36	
Year Built	1998	1924	1923	
Gross SqFt	5,981	15,000	33,792	
Estimated Gross Income	\$101,019	\$263,934	\$546,711	
Gross Income per SqFt	\$16.89	\$17.60	\$16.18	
Estimated Expense	\$52,035	\$125,294	\$383,499	
Expense SqFt	\$8.70	\$8.35	\$11.35	
Net Operating Income	\$48,984	\$138,640	\$163,212	
Full Market Value	\$337,700	\$1,000,000	\$1,112,000	
Market Value per SqFt	\$56.46	\$66.67	\$32.91	
Distance from Condominium in miles		0.22	0.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05592-7507	3-05608-0051	3-05608-0011	
Condominium Section	0724-R1			
Address	1159 42 STREET	1005 45 STREET	1016 44 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	3	23	36	
Year Built	1996	1924	1923	
Gross SqFt	5,500	15,000	33,792	
Estimated Gross Income	\$92,895	\$263,934	\$546,711	
Gross Income per SqFt	\$16.89	\$17.60	\$16.18	
Estimated Expense	\$47,850	\$125,294	\$383,499	
Expense SqFt	\$8.70	\$8.35	\$11.35	
Net Operating Income	\$45,045	\$138,640	\$163,212	
Full Market Value	\$326,001	\$1,000,000	\$1,112,000	
Market Value per SqFt	\$59.27	\$66.67	\$32.91	
Distance from Condominium in miles		0.22	0.22	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05598-7504	3-05747-0031	3-05351-0008	
Condominium Section	0883-R1			
Address	1250 42 STREET	1358 64 STREET	58 CHURCH AVENUE	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	3	13	20	
Year Built	2003	1931	1930	
Gross SqFt	6,400	8,100	13,500	
Estimated Gross Income	\$116,032	\$152,148	\$250,747	
Gross Income per SqFt	\$18.13	\$18.78	\$18.57	
Estimated Expense	\$55,424	\$78,520	\$131,815	
Expense SqFt	\$8.66	\$9.69	\$9.76	
Net Operating Income	\$60,608	\$73,628	\$118,932	
Full Market Value	\$436,000	\$529,000	\$855,000	
Market Value per SqFt	\$68.13	\$65.31	\$63.33	
Distance from Condominium in miles		1.10	0.47	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05598-7505	3-05351-0008	3-05747-0031	
Condominium Section	0884-R1			
Address	1252 42 STREET	58 CHURCH AVENUE	1358 64 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	3	20	13	
Year Built	2003	1930	1931	
Gross SqFt	6,740	13,500	8,100	
Estimated Gross Income	\$122,196	\$250,747	\$152,148	
Gross Income per SqFt	\$18.13	\$18.57	\$18.78	
Estimated Expense	\$58,368	\$131,815	\$78,520	
Expense SqFt	\$8.66	\$9.76	\$9.69	
Net Operating Income	\$63,828	\$118,932	\$73,628	
Full Market Value	\$460,000	\$855,000	\$529,000	
Market Value per SqFt	\$68.25	\$63.33	\$65.31	
Distance from Condominium in miles		0.47	1.10	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05604-7506	3-05608-0051	3-05595-0024	3-05694-0032
Condominium Section	2205-R1			
Address	1227 44 STREET	1005 45 STREET	946 42 STREET	5718 FT HAMILTON PARKWAY
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	23	16	24
Year Built	2007	1924	1918	1920
Gross SqFt	18,632	15,000	17,800	17,508
Estimated Gross Income	\$295,876	\$263,934	\$293,144	\$290,463
Gross Income per SqFt	\$15.88	\$17.60	\$16.47	\$16.59
Estimated Expense	\$144,025	\$125,294	\$171,912	\$148,819
Expense SqFt	\$7.73	\$8.35	\$9.66	\$8.50
Net Operating Income	\$151,851	\$138,640	\$121,232	\$141,644
Full Market Value	\$1,037,000	\$1,000,000	\$681,000	\$1,025,000
Market Value per SqFt	\$55.66	\$66.67	\$38.26	\$58.54
Distance from Condominium in miles		0.32	0.45	0.82

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05608-7501	3-05601-0006	3-05595-0011	
Condominium Section	0180-R1			
Address	1025 45 STREET	902 43 STREET	914 42 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	26	44	24	
Year Built	1923	1925	1923	
Gross SqFt	25,868	30,400	21,360	
Estimated Gross Income	\$319,211	\$408,757	\$247,270	
Gross Income per SqFt	\$12.34	\$13.45	\$11.58	
Estimated Expense	\$184,439	\$213,300	\$113,110	
Expense SqFt	\$7.13	\$7.02	\$5.30	
Net Operating Income	\$134,772	\$195,457	\$134,160	
Full Market Value	\$797,998	\$1,188,000	\$671,000	
Market Value per SqFt	\$30.85	\$39.08	\$31.41	
Distance from Condominium in miles		0.14	0.16	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05610-7501	3-05747-0031	3-05733-0049	
Condominium Section	0714-R1			
Address	1204 44 STREET	1358 64 STREET	1367 63 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	3	13	21	
Year Built	1999	1931	1931	
Gross SqFt	4,446	8,100	12,000	
Estimated Gross Income	\$77,538	\$152,148	\$165,597	
Gross Income per SqFt	\$17.44	\$18.78	\$13.80	
Estimated Expense	\$38,903	\$78,520	\$83,017	
Expense SqFt	\$8.75	\$9.69	\$6.92	
Net Operating Income	\$38,635	\$73,628	\$82,580	
Full Market Value	\$278,999	\$529,000	\$530,000	
Market Value per SqFt	\$62.75	\$65.31	\$44.17	
Distance from Condominium in miles		1.00	0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05617-7502	3-01281-0027	3-01219-0024	3-05079-0021
Condominium Section	1026-R1			
Address	1317 46 STREET	1106 PRESIDENT STREET	1058 BERGEN STREET	148 ST PAUL'S PLACE
Neighborhood	BOROUGH PARK	CROWN HEIGHTS	CROWN HEIGHTS	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	16	15	16
Year Built	2002	1915	1931	1912
Gross SqFt	46,000	14,600	10,848	16,080
Estimated Gross Income	\$823,400	\$263,643	\$250,372	\$256,395
Gross Income per SqFt	\$17.90	\$18.06	\$23.08	\$15.94
Estimated Expense	\$395,232	\$135,050	\$106,853	\$138,530
Expense SqFt	\$8.59	\$9.25	\$9.85	\$8.62
Net Operating Income	\$428,168	\$128,593	\$143,519	\$117,865
Full Market Value	\$3,086,000	\$926,000	\$1,048,000	\$804,000
Market Value per SqFt	\$67.09	\$63.42	\$96.61	\$50.00
Distance from Condominium in miles		2.82	3.36	1.68

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05634-7501	3-06552-0070	3-05079-0021	3-05079-0019
Condominium Section	0012-R1			
Address	1225 49 STREET	2219 64 STREET	148 ST PAUL'S PLACE	142 ST PAUL'S PLACE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	41	16	16
Year Built	1929	1931	1912	1912
Gross SqFt	20,044	34,700	16,080	16,080
Estimated Gross Income	\$319,501	\$487,176	\$256,395	\$429,829
Gross Income per SqFt	\$15.94	\$14.04	\$15.94	\$26.73
Estimated Expense	\$153,136	\$238,298	\$138,530	\$204,184
Expense SqFt	\$7.64	\$6.87	\$8.62	\$12.70
Net Operating Income	\$166,365	\$248,878	\$117,865	\$225,645
Full Market Value	\$1,135,002	\$1,637,000	\$804,000	\$1,631,000
Market Value per SqFt	\$56.63	\$47.18	\$50.00	\$101.43
Distance from Condominium in miles		1.67	1.87	1.87

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05637-7501	3-05437-0050	3-05602-0030	3-05591-0033
Condominium Section	1309-R1			
Address	863 50 STREET	4624 17 AVENUE	1017 44 STREET	4112 FT HAMILTON PARKWAY
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	14	51	40	113
Year Built	2004	1992	1924	1988
Gross SqFt	15,100	41,131	28,000	77,652
Estimated Gross Income	\$292,185	\$740,709	\$507,795	\$1,645,807
Gross Income per SqFt	\$19.35	\$18.01	\$18.14	\$21.19
Estimated Expense	\$126,085	\$415,487	\$358,204	\$919,709
Expense SqFt	\$8.35	\$10.10	\$12.79	\$11.84
Net Operating Income	\$166,100	\$325,222	\$149,591	\$726,098
Full Market Value	\$1,191,000	\$2,343,000	\$1,077,000	\$5,100,000
Market Value per SqFt	\$78.87	\$56.96	\$38.46	\$65.68
Distance from Condominium in miles		1.20	0.39	0.44

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05645-7501	3-00899-0022	3-05062-0026	3-04868-0024
Condominium Section	1860-R1			
Address	5024 10 AVENUE	266 22 STREET	373 OCEAN AVENUE	274 LINDEN BOULEVARD
Neighborhood	BOROUGH PARK	SUNSET PARK	FLATBUSH-CENTRAL	FLATBUSH-EAST
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	8	22	24	16
Year Built	2007	2002	1939	1931
Gross SqFt	9,527	21,173	12,700	15,800
Estimated Gross Income	\$133,473	\$337,498	\$195,857	\$162,266
Gross Income per SqFt	\$14.01	\$15.94	\$15.42	\$10.27
Estimated Expense	\$60,063	\$182,511	\$85,738	\$102,226
Expense SqFt	\$6.30	\$8.62	\$6.75	\$6.47
Net Operating Income	\$73,410	\$154,987	\$110,119	\$60,040
Full Market Value	\$331,001	\$3,242,000	\$755,000	\$374,000
Market Value per SqFt	\$34.74	\$153.12	\$59.45	\$23.67
Distance from Condominium in miles		1.50	2.31	2.91

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05667-7501	3-06558-0008	3-06552-0070	
Condominium Section	0432-R1			
Address	1077 54 STREET	6301 23 AVENUE	2219 64 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	14	35	41	
Year Built	1983	1931	1931	
Gross SqFt	17,040	29,700	34,700	
Estimated Gross Income	\$225,610	\$369,041	\$487,176	
Gross Income per SqFt	\$13.24	\$12.43	\$14.04	
Estimated Expense	\$115,531	\$198,686	\$238,298	
Expense SqFt	\$6.78	\$6.69	\$6.87	
Net Operating Income	\$110,079	\$170,355	\$248,878	
Full Market Value	\$806,996	\$1,067,000	\$1,637,000	
Market Value per SqFt	\$47.36	\$35.93	\$47.18	
Distance from Condominium in miles		1.99	1.84	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05672-7501	3-05747-0031	3-00925-0019	
Condominium Section	1585-R1			
Address	858 54 STREET	1358 64 STREET	832 42 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	13	20	
Year Built	2006	1931	1920	
Gross SqFt	9,628	8,100	14,116	
Estimated Gross Income	\$195,737	\$152,148	\$286,914	
Gross Income per SqFt	\$20.33	\$18.78	\$20.33	
Estimated Expense	\$78,276	\$78,520	\$188,702	
Expense SqFt	\$8.13	\$9.69	\$13.37	
Net Operating Income	\$117,461	\$73,628	\$98,212	
Full Market Value	\$858,000	\$529,000	\$629,000	
Market Value per SqFt	\$89.12	\$65.31	\$44.56	
Distance from Condominium in miles		0.89	0.59	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05686-7501	3-00925-0037		
Condominium Section	1696-R1			
Address	821 57 STREET	874 42 STREET		
Neighborhood	BOROUGH PARK	BOROUGH PARK		
Building Classification	R4-CONDOMINIUM	C1-WALK-UP		
Total Units	10	16		
Year Built	2005	1930		
Gross SqFt	8,466	12,744		
Estimated Gross Income	\$148,155	\$223,693		
Gross Income per SqFt	\$17.50	\$17.55		
Estimated Expense	\$59,262	\$126,178		
Expense SqFt	\$7.00	\$9.90		
Net Operating Income	\$88,893	\$97,515		
Full Market Value	\$615,001	\$704,000		
Market Value per SqFt	\$72.64	\$55.24		
Distance from Condominium in miles		0.69		

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05703-7502	3-05614-0014	3-05608-0051	
Condominium Section	0687-R1			
Address	5823 11 AVENUE	1020 45 STREET	1005 45 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	32	23	
Year Built		1921	1924	
Gross SqFt	29,346	28,000	15,000	
Estimated Gross Income	\$465,428	\$395,097	\$263,934	
Gross Income per SqFt	\$15.86	\$14.11	\$17.60	
Estimated Expense	\$213,052	\$194,555	\$125,294	
Expense SqFt	\$7.26	\$6.95	\$8.35	
Net Operating Income	\$252,376	\$200,542	\$138,640	
Full Market Value	\$1,567,998	\$1,276,000	\$1,000,000	
Market Value per SqFt	\$53.43	\$45.57	\$66.67	
Distance from Condominium in miles		0.67	0.71	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05707-7501	3-00817-0005	3-00816-0042	3-00816-0037
Condominium Section	2753-R1			
Address	859 60 STREET	5301 6 AVENUE	5314 6 AVENUE	5302 6 AVENUE
Neighborhood	BOROUGH PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	25	32	45	25
Year Built	2007	1911	1928	1910
Gross SqFt	24,422	35,563	45,800	27,648
Estimated Gross Income	\$359,003	\$586,784	\$673,203	\$386,043
Gross Income per SqFt	\$14.70	\$16.50	\$14.70	\$13.96
Estimated Expense	\$187,073	\$292,313	\$351,007	\$192,311
Expense SqFt	\$7.66	\$8.22	\$7.66	\$6.96
Net Operating Income	\$171,930	\$294,471	\$322,196	\$193,732
Full Market Value	\$3,567,533	\$1,665,000	\$2,010,000	\$1,129,000
Market Value per SqFt	\$146.08	\$46.82	\$43.89	\$40.83
Distance from Condominium in miles		0.42	0.53	0.53

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05818-7501	3-00829-0020	3-00407-0026	3-06138-0006
Condominium Section	0324-R1			
Address	420 64 STREET	238 55 STREET	126 4 AVENUE	10015 4 AVENUE
Neighborhood	SUNSET PARK	BUSH TERMINAL	GOWANUS	BAY RIDGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	32	56	76
Year Built	1990	1998	2006	1985
Gross SqFt	64,313	45,000	62,292	80,065
Estimated Gross Income	\$1,310,699	\$697,044	\$1,805,674	\$1,733,746
Gross Income per SqFt	\$20.38	\$15.49	\$28.99	\$21.65
Estimated Expense	\$589,750	\$114,634	\$321,025	\$683,267
Expense SqFt	\$9.17	\$2.55	\$5.15	\$8.53
Net Operating Income	\$720,949	\$582,410	\$1,484,649	\$1,050,479
Full Market Value	\$5,146,001	\$3,510,000	\$5,220,000	\$7,700,000
Market Value per SqFt	\$80.01	\$78.00	\$83.80	\$96.17
Distance from Condominium in miles		0.53	3.56	1.91

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05868-7502	3-06120-0046	3-06124-0028	
Condominium Section	0954-R1			
Address	6911 SHORE ROAD	125 96 STREET	150 MARINE AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	16	58	50	
Year Built	2002	1963	1958	
Gross SqFt	30,510	43,182	40,500	
Estimated Gross Income	\$556,197	\$696,957	\$822,960	
Gross Income per SqFt	\$18.23	\$16.14	\$20.32	
Estimated Expense	\$222,418	\$334,661	\$370,170	
Expense SqFt	\$7.29	\$7.75	\$9.14	
Net Operating Income	\$333,779	\$362,296	\$452,790	
Full Market Value	\$2,286,001	\$2,024,000	\$3,235,000	
Market Value per SqFt	\$74.93	\$46.87	\$79.88	
Distance from Condominium in miles		1.49	1.54	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05868-7503	3-05868-0007	3-05881-0038	
Condominium Section	1465-R1			
Address	6917 SHORE ROAD	6901 SHORE ROAD	15 MACKAY PLACE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	10	24	69	
Year Built	2005	1928	1960	
Gross SqFt	18,745	19,250	50,400	
Estimated Gross Income	\$291,672	\$261,033	\$822,994	
Gross Income per SqFt	\$15.56	\$13.56	\$16.33	
Estimated Expense	\$119,593	\$133,585	\$273,716	
Expense SqFt	\$6.38	\$6.94	\$5.43	
Net Operating Income	\$172,079	\$127,448	\$549,278	
Full Market Value	\$1,180,002	\$843,000	\$3,003,000	
Market Value per SqFt	\$62.95	\$43.79	\$59.58	
Distance from Condominium in miles		0.00	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06092-7501	3-05079-0019	3-06264-0029	3-08693-0012
Condominium Section	0231-R1			
Address	106 BATTERY AVENUE	142 ST PAUL'S PLACE	2160 78 STREET	3161 BRIGHTON 6 STREET
Neighborhood	BAY RIDGE	FLATBUSH-CENTRAL	BENSONHURST	BRIGHTON BEACH
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	16	52	154
Year Built	1988	1912	1991	1983
Gross SqFt	8,088	16,080	51,419	120,000
Estimated Gross Income	\$157,959	\$429,829	\$1,004,184	\$2,198,400
Gross Income per SqFt	\$19.53	\$26.73	\$19.53	\$18.32
Estimated Expense	\$65,755	\$204,184	\$555,180	\$1,054,800
Expense SqFt	\$8.13	\$12.70	\$10.80	\$8.79
Net Operating Income	\$92,204	\$225,645	\$449,004	\$1,143,600
Full Market Value	\$661,002	\$1,631,000	\$3,218,000	\$7,050,000
Market Value per SqFt	\$81.73	\$101.43	\$62.58	\$58.75
Distance from Condominium in miles		4.01	1.92	4.41

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06113-7501	3-00899-0022	3-08693-0012	3-04868-0024
Condominium Section	0187-R1			
Address	233 95 STREET	266 22 STREET	3161 BRIGHTON 6 STREET	274 LINDEN BOULEVARD
Neighborhood	BAY RIDGE	SUNSET PARK	BRIGHTON BEACH	FLATBUSH-EAST
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	9	22	154	16
Year Built	1985	2002	1983	1931
Gross SqFt	5,446	21,173	120,000	15,800
Estimated Gross Income	\$76,298	\$337,498	\$2,198,400	\$162,266
Gross Income per SqFt	\$14.01	\$15.94	\$18.32	\$10.27
Estimated Expense	\$36,623	\$182,511	\$1,054,800	\$102,226
Expense SqFt	\$6.72	\$8.62	\$8.79	\$6.47
Net Operating Income	\$39,675	\$154,987	\$1,143,600	\$60,040
Full Market Value	\$260,999	\$3,242,000	\$7,050,000	\$374,000
Market Value per SqFt	\$47.92	\$153.12	\$58.75	\$23.67
Distance from Condominium in miles		3.63	4.89	5.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06133-7501	3-05079-0019	3-06264-0029	3-01042-0059
Condominium Section	1125-R1			
Address	9935 SHORE ROAD	142 ST PAUL'S PLACE	2160 78 STREET	257 15 STREET
Neighborhood	BAY RIDGE	FLATBUSH-CENTRAL	BENSONHURST	PARK SLOPE SOUTH
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	24	16	52	24
Year Built	2004	1912	1991	2002
Gross SqFt	30,793	16,080	51,419	21,056
Estimated Gross Income	\$601,387	\$429,829	\$1,004,184	\$311,116
Gross Income per SqFt	\$19.53	\$26.73	\$19.53	\$14.78
Estimated Expense	\$250,347	\$204,184	\$555,180	\$178,463
Expense SqFt	\$8.13	\$12.70	\$10.80	\$8.48
Net Operating Income	\$351,040	\$225,645	\$449,004	\$132,653
Full Market Value	\$2,516,001	\$1,631,000	\$3,218,000	\$915,000
Market Value per SqFt	\$81.71	\$101.43	\$62.58	\$43.46
Distance from Condominium in miles		4.61	2.43	4.37

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06134-7501	3-05079-0021	3-04868-0024	3-04868-0019
Condominium Section	0273-R1			
Address	336 99 STREET	148 ST PAUL'S PLACE	274 LINDEN BOULEVARD	264 LINDEN BOULEVARD
Neighborhood	BAY RIDGE	FLATBUSH-CENTRAL	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	16	16	16
Year Built	1983	1912	1931	1931
Gross SqFt	10,971	16,080	15,800	16,800
Estimated Gross Income	\$153,704	\$256,395	\$162,266	\$172,536
Gross Income per SqFt	\$14.01	\$15.94	\$10.27	\$10.27
Estimated Expense	\$73,778	\$138,530	\$102,226	\$108,696
Expense SqFt	\$6.72	\$8.62	\$6.47	\$6.47
Net Operating Income	\$79,926	\$117,865	\$60,040	\$63,840
Full Market Value	\$526,001	\$804,000	\$374,000	\$398,000
Market Value per SqFt	\$47.94	\$50.00	\$23.67	\$23.69
Distance from Condominium in miles		4.54	5.25	5.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06135-7501	3-06120-0046	3-06123-0038	3-06124-0028
Condominium Section	0118-R1			
Address	9921 4 AVENUE	125 96 STREET	450 95 STREET	150 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	58	72	50
Year Built	1987	1963	1930	1958
Gross SqFt	47,420	43,182	61,818	40,500
Estimated Gross Income	\$769,627	\$696,957	\$1,003,306	\$822,960
Gross Income per SqFt	\$16.23	\$16.14	\$16.23	\$20.32
Estimated Expense	\$369,421	\$334,661	\$481,562	\$370,170
Expense SqFt	\$7.79	\$7.75	\$7.79	\$9.14
Net Operating Income	\$400,206	\$362,296	\$521,744	\$452,790
Full Market Value	\$2,662,000	\$2,024,000	\$3,344,000	\$3,235,000
Market Value per SqFt	\$56.14	\$46.87	\$54.09	\$79.88
Distance from Condominium in miles		0.36	0.18	0.31

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06137-7502	3-00171-0049	3-06264-0029	3-01042-0059
Condominium Section	2173-R1			
Address	10002 4 AVENUE	337 STATE STREET	2160 78 STREET	257 15 STREET
Neighborhood	BAY RIDGE	DOWNTOWN-FULTON MALL	BENSONHURST	PARK SLOPE SOUTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	18	60	52	24
Year Built	2008	1930	1991	2002
Gross SqFt	20,790	39,770	51,419	21,056
Estimated Gross Income	\$406,029	\$875,152	\$1,004,184	\$311,116
Gross Income per SqFt	\$19.53	\$22.01	\$19.53	\$14.78
Estimated Expense	\$142,110	\$261,107	\$555,180	\$178,463
Expense SqFt	\$6.84	\$6.57	\$10.80	\$8.48
Net Operating Income	\$263,919	\$614,045	\$449,004	\$132,653
Full Market Value	\$1,890,997	\$4,497,000	\$3,218,000	\$915,000
Market Value per SqFt	\$90.96	\$113.08	\$62.58	\$43.46
Distance from Condominium in miles		5.81	2.36	4.37

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06171-7501	3-06207-0031	3-06245-0006	
Condominium Section	1883-R1			
Address	1765 71 STREET	2062 73 STREET	7705 14 AVENUE	
Neighborhood	BENSONHURST	BENSONHURST	BENSONHURST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	5	13	12	
Year Built	2006	1926	1922	
Gross SqFt	4,312	9,600	10,800	
Estimated Gross Income	\$82,920	\$165,240	\$229,581	
Gross Income per SqFt	\$19.23	\$17.21	\$21.26	
Estimated Expense	\$31,133	\$90,815	\$104,965	
Expense SqFt	\$7.22	\$9.46	\$9.72	
Net Operating Income	\$51,787	\$74,425	\$124,616	
Full Market Value	\$372,998	\$538,000	\$914,000	
Market Value per SqFt	\$86.50	\$56.04	\$84.63	
Distance from Condominium in miles		0.46	0.58	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06241-7501	3-06264-0029	3-08719-0073	
Condominium Section	2225-R1			
Address	7620 BAY PARKWAY	2160 78 STREET	161 CORBIN PLACE	
Neighborhood	BENSONHURST	BENSONHURST	BRIGHTON BEACH	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	
Total Units	21	52	63	
Year Built	2005	1991	1964	
Gross SqFt	28,750	51,419	49,600	
Estimated Gross Income	\$531,588	\$1,004,184	\$964,944	
Gross Income per SqFt	\$18.49	\$19.53	\$19.45	
Estimated Expense	\$186,056	\$555,180	\$507,317	
Expense SqFt	\$6.47	\$10.80	\$10.23	
Net Operating Income	\$345,532	\$449,004	\$457,627	
Full Market Value	\$2,485,000	\$3,218,000	\$3,105,000	
Market Value per SqFt	\$86.43	\$62.58	\$62.60	
Distance from Condominium in miles		0.10	2.79	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06251-7501	3-05186-0038	3-00899-0022	
Condominium Section	0293-R1			
Address	2080 77 STREET	2211 DITMAS AVENUE	266 22 STREET	
Neighborhood	BENSONHURST	FLATBUSH-CENTRAL	SUNSET PARK	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	28	48	22	
Year Built	1920	1915	2002	
Gross SqFt	28,800	56,844	21,173	
Estimated Gross Income	\$368,640	\$671,422	\$337,498	
Gross Income per SqFt	\$12.80	\$11.81	\$15.94	
Estimated Expense	\$176,947	\$346,061	\$182,511	
Expense SqFt	\$6.14	\$6.09	\$8.62	
Net Operating Income	\$191,693	\$325,361	\$154,987	
Full Market Value	\$1,243,001	\$1,683,000	\$3,242,000	
Market Value per SqFt	\$43.16	\$29.61	\$153.12	
Distance from Condominium in miles		2.91	3.53	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06253-7501	3-05328-0015	3-05186-0038	
Condominium Section	0036-R1			
Address	10 AVENUE P	120 OCEAN PARKWAY	2211 DITMAS AVENUE	
Neighborhood	BENSONHURST	KENSINGTON	FLATBUSH-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	65	60	48	
Year Built	1939	1931	1915	
Gross SqFt	64,800	75,000	56,844	
Estimated Gross Income	\$725,760	\$794,098	\$671,422	
Gross Income per SqFt	\$11.20	\$10.59	\$11.81	
Estimated Expense	\$348,365	\$347,809	\$346,061	
Expense SqFt	\$5.38	\$4.64	\$6.09	
Net Operating Income	\$377,395	\$446,289	\$325,361	
Full Market Value	\$2,431,991	\$1,980,000	\$1,683,000	
Market Value per SqFt	\$37.53	\$26.40	\$29.61	
Distance from Condominium in miles		2.84	2.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06253-7502	3-06264-0029	3-08693-0012	3-06315-0027
Condominium Section	1215-R1			
Address	105 KINGS HIGHWAY	2160 78 STREET	3161 BRIGHTON 6 STREET	1850 82 STREET
Neighborhood	BENSONHURST	BENSONHURST	BRIGHTON BEACH	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	19	52	154	55
Year Built	2003	1991	1983	1964
Gross SqFt	35,700	51,419	120,000	39,600
Estimated Gross Income	\$654,024	\$1,004,184	\$2,198,400	\$519,827
Gross Income per SqFt	\$18.32	\$19.53	\$18.32	\$13.13
Estimated Expense	\$313,932	\$555,180	\$1,054,800	\$255,724
Expense SqFt	\$8.79	\$10.80	\$8.79	\$6.46
Net Operating Income	\$340,092	\$449,004	\$1,143,600	\$264,103
Full Market Value	\$2,447,006	\$3,218,000	\$7,050,000	\$1,540,000
Market Value per SqFt	\$68.54	\$62.58	\$58.75	\$38.89
Distance from Condominium in miles		0.13	2.60	0.61

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06269-7501	3-06245-0006	3-06333-0043	
Condominium Section	0948-R1			
Address	7902 15 AVENUE	7705 14 AVENUE	8420 20 AVENUE	
Neighborhood	BENSONHURST	BENSONHURST	BENSONHURST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	23	12	31	
Year Built	2002	1922	1922	
Gross SqFt	12,559	10,800	32,000	
Estimated Gross Income	\$238,747	\$229,581	\$565,760	
Gross Income per SqFt	\$19.01	\$21.26	\$17.68	
Estimated Expense	\$86,908	\$104,965	\$282,880	
Expense SqFt	\$6.92	\$9.72	\$8.84	
Net Operating Income	\$151,839	\$124,616	\$282,880	
Full Market Value	\$1,090,001	\$914,000	\$2,040,000	
Market Value per SqFt	\$86.79	\$84.63	\$63.75	
Distance from Condominium in miles		0.10	0.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06300-7501	3-01251-0001	3-06264-0029	
Condominium Section	0576-R1			
Address	2281 82 STREET	243 KINGSTON AVENUE	2160 78 STREET	
Neighborhood	BENSONHURST	CROWN HEIGHTS	BENSONHURST	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	8	80	52	
Year Built	1997	1910	1991	
Gross SqFt	8,991	54,516	51,419	
Estimated Gross Income	\$193,486	\$1,281,173	\$1,004,184	
Gross Income per SqFt	\$21.52	\$23.50	\$19.53	
Estimated Expense	\$79,329	\$890,581	\$555,180	
Expense SqFt	\$8.82	\$16.34	\$10.80	
Net Operating Income	\$114,157	\$390,592	\$449,004	
Full Market Value	\$835,998	\$2,849,000	\$3,218,000	
Market Value per SqFt	\$92.98	\$52.26	\$62.58	
Distance from Condominium in miles		5.33	0.21	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06322-7501	3-06011-0052	3-05775-0006	
Condominium Section	0174-R1			
Address	8405 13 AVENUE	911 83 STREET	1312 68 STREET	
Neighborhood	DYKER HEIGHTS	DYKER HEIGHTS	DYKER HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	23	12	
Year Built	1987	1928	1931	
Gross SqFt	9,626	17,200	7,358	
Estimated Gross Income	\$164,027	\$301,344	\$121,846	
Gross Income per SqFt	\$17.04	\$17.52	\$16.56	
Estimated Expense	\$73,831	\$150,672	\$73,076	
Expense SqFt	\$7.67	\$8.76	\$9.93	
Net Operating Income	\$90,196	\$150,672	\$48,770	
Full Market Value	\$657,998	\$1,087,000	\$353,000	
Market Value per SqFt	\$68.36	\$63.20	\$47.97	
Distance from Condominium in miles		0.58	0.79	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06362-7501	3-05079-0019	3-06264-0029	
Condominium Section	2432-R1			
Address	8642 16 AVENUE	142 ST PAUL'S PLACE	2160 78 STREET	
Neighborhood	BATH BEACH	FLATBUSH-CENTRAL	BENSONHURST	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	6	16	52	
Year Built	2006	1912	1991	
Gross SqFt	10,500	16,080	51,419	
Estimated Gross Income	\$242,865	\$429,829	\$1,004,184	
Gross Income per SqFt	\$23.13	\$26.73	\$19.53	
Estimated Expense	\$92,289	\$204,184	\$555,180	
Expense SqFt	\$8.79	\$12.70	\$10.80	
Net Operating Income	\$150,576	\$225,645	\$449,004	
Full Market Value	\$1,080,999	\$1,631,000	\$3,218,000	
Market Value per SqFt	\$102.95	\$101.43	\$62.58	
Distance from Condominium in miles		3.71	0.97	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06383-7502	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1362-R1			
Address	8666 23 AVENUE	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	GRAVESEND	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	16	80	52
Year Built	1989	1912	1910	1991
Gross SqFt	20,200	16,080	54,516	51,419
Estimated Gross Income	\$460,560	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$22.80	\$26.73	\$23.50	\$19.53
Estimated Expense	\$207,252	\$204,184	\$890,581	\$555,180
Expense SqFt	\$10.26	\$12.70	\$16.34	\$10.80
Net Operating Income	\$253,308	\$225,645	\$390,592	\$449,004
Full Market Value	\$1,853,000	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$91.73	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		3.83	5.64	0.49

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06402-7502	3-06207-0031	3-06397-0068	
Condominium Section	2139-R1			
Address	8696 18 AVENUE	2062 73 STREET	146 BAY 13 STREET	
Neighborhood	BATH BEACH	BENSONHURST	BATH BEACH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	8	13	12	
Year Built	2006	1926	1926	
Gross SqFt	7,760	9,600	8,760	
Estimated Gross Income	\$133,550	\$165,240	\$119,311	
Gross Income per SqFt	\$17.21	\$17.21	\$13.62	
Estimated Expense	\$53,420	\$90,815	\$62,021	
Expense SqFt	\$6.88	\$9.46	\$7.08	
Net Operating Income	\$80,130	\$74,425	\$57,290	
Full Market Value	\$579,000	\$538,000	\$379,000	
Market Value per SqFt	\$74.61	\$56.04	\$43.26	
Distance from Condominium in miles		0.89	0.26	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06405-7501	3-05053-0033	3-05079-0019	
Condominium Section	0018-R1			
Address	147 BAY 20 STREET	350 OCEAN AVENUE	142 ST PAUL'S PLACE	
Neighborhood	BATH BEACH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	16	22	16	
Year Built	1985	1915	1912	
Gross SqFt	14,462	16,300	16,080	
Estimated Gross Income	\$284,901	\$206,528	\$429,829	
Gross Income per SqFt	\$19.70	\$12.67	\$26.73	
Estimated Expense	\$140,571	\$109,731	\$204,184	
Expense SqFt	\$9.72	\$6.73	\$12.70	
Net Operating Income	\$144,330	\$96,797	\$225,645	
Full Market Value	\$1,054,000	\$597,000	\$1,631,000	
Market Value per SqFt	\$72.88	\$36.63	\$101.43	
Distance from Condominium in miles		4.09	3.89	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06411-7501	3-05328-0015	3-05186-0038	3-00899-0022
Condominium Section	0007-R1			
Address	153 BAY 26 STREET	120 OCEAN PARKWAY	2211 DITMAS AVENUE	266 22 STREET
Neighborhood	BATH BEACH	KENSINGTON	FLATBUSH-CENTRAL	SUNSET PARK
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	60	48	22
Year Built	1922	1931	1915	2002
Gross SqFt	18,964	75,000	56,844	21,173
Estimated Gross Income	\$223,965	\$794,098	\$671,422	\$337,498
Gross Income per SqFt	\$11.81	\$10.59	\$11.81	\$15.94
Estimated Expense	\$125,420	\$347,809	\$346,061	\$182,511
Expense SqFt	\$6.61	\$4.64	\$6.09	\$8.62
Net Operating Income	\$98,545	\$446,289	\$325,361	\$154,987
Full Market Value	\$658,900	\$1,980,000	\$1,683,000	\$3,242,000
Market Value per SqFt	\$34.74	\$26.40	\$29.61	\$153.12
Distance from Condominium in miles		3.38	3.55	4.07

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06414-7501	3-06377-0022	3-06370-0032	
Condominium Section	2116-R1			
Address	8686 BAY PARKWAY	37 BAY 26 STREET	45 BAY 19 STREET	
Neighborhood	BATH BEACH	BATH BEACH	BATH BEACH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	32	32	80	
Year Built	2007	1924	1962	
Gross SqFt	36,913	27,000	64,900	
Estimated Gross Income	\$588,024	\$469,464	\$938,918	
Gross Income per SqFt	\$15.93	\$17.39	\$14.47	
Estimated Expense	\$237,351	\$195,469	\$364,483	
Expense SqFt	\$6.43	\$7.24	\$5.62	
Net Operating Income	\$350,673	\$273,995	\$574,435	
Full Market Value	\$2,523,007	\$1,978,000	\$2,387,000	
Market Value per SqFt	\$68.35	\$73.26	\$36.78	
Distance from Condominium in miles		0.21	0.51	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06425-7501	3-06264-0029	3-08693-0012	3-00899-0022
Condominium Section	1374-R1			
Address	1428 BATH AVENUE	2160 78 STREET	3161 BRIGHTON 6 STREET	266 22 STREET
Neighborhood	BATH BEACH	BENSONHURST	BRIGHTON BEACH	SUNSET PARK
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	52	154	22
Year Built	2001	1991	1983	2002
Gross SqFt	15,224	51,419	120,000	21,173
Estimated Gross Income	\$278,904	\$1,004,184	\$2,198,400	\$337,498
Gross Income per SqFt	\$18.32	\$19.53	\$18.32	\$15.94
Estimated Expense	\$133,874	\$555,180	\$1,054,800	\$182,511
Expense SqFt	\$8.79	\$10.80	\$8.79	\$8.62
Net Operating Income	\$145,030	\$449,004	\$1,143,600	\$154,987
Full Market Value	\$1,042,998	\$3,218,000	\$7,050,000	\$3,242,000
Market Value per SqFt	\$68.51	\$62.58	\$58.75	\$153.12
Distance from Condominium in miles		1.29	3.64	3.77

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06494-7501	3-05390-0061	3-05420-0050	
Condominium Section	2209-R1			
Address	622 FOSTER AVENUE	483 OCEAN PARKWAY	680 OCEAN PARKWAY	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	35	63	90	
Year Built	2006	1964	1991	
Gross SqFt	52,645	48,600	60,000	
Estimated Gross Income	\$973,406	\$936,245	\$1,420,064	
Gross Income per SqFt	\$18.49	\$19.26	\$23.67	
Estimated Expense	\$300,077	\$433,997	\$699,529	
Expense SqFt	\$5.70	\$8.93	\$11.66	
Net Operating Income	\$673,329	\$502,248	\$720,535	
Full Market Value	\$4,842,001	\$3,602,000	\$2,970,000	
Market Value per SqFt	\$91.97	\$74.12	\$49.50	
Distance from Condominium in miles		0.53	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06532-7501	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	2365-R1			
Address	1189 OCEAN PARKWAY	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	16	80	52
Year Built	2007	1912	1910	1991
Gross SqFt	25,685	16,080	54,516	51,419
Estimated Gross Income	\$603,598	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$247,475	\$204,184	\$890,581	\$555,180
Expense SqFt	\$9.64	\$12.70	\$16.34	\$10.80
Net Operating Income	\$356,123	\$225,645	\$390,592	\$449,004
Full Market Value	\$2,597,001	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$101.11	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		2.08	3.80	1.48

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06548-7501	3-05351-0004	3-05747-0031	
Condominium Section	0784-R1			
Address	2245 60 STREET	3403 14 AVENUE	1358 64 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	6	19	13	
Year Built	1999	1926	1931	
Gross SqFt	11,269	14,400	8,100	
Estimated Gross Income	\$190,897	\$207,971	\$152,148	
Gross Income per SqFt	\$16.94	\$14.44	\$18.78	
Estimated Expense	\$85,904	\$69,768	\$78,520	
Expense SqFt	\$7.62	\$4.85	\$9.69	
Net Operating Income	\$104,993	\$138,203	\$73,628	
Full Market Value	\$768,000	\$956,000	\$529,000	
Market Value per SqFt	\$68.15	\$66.39	\$65.31	
Distance from Condominium in miles		1.75	1.37	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06550-7501	3-05591-0033	3-05437-0050	
Condominium Section	2576-R1			
Address	2231 62 STREET	4112 FT HAMILTON PARKWAY	4624 17 AVENUE	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	8	113	51	
Year Built	2009	1988	1992	
Gross SqFt	8,485	77,652	41,131	
Estimated Gross Income	\$142,209	\$1,645,807	\$740,709	
Gross Income per SqFt	\$16.76	\$21.19	\$18.01	
Estimated Expense	\$63,995	\$919,709	\$415,487	
Expense SqFt	\$7.54	\$11.84	\$10.10	
Net Operating Income	\$78,214	\$726,098	\$325,222	
Full Market Value	\$565,998	\$5,100,000	\$2,343,000	
Market Value per SqFt	\$66.71	\$65.68	\$56.96	
Distance from Condominium in miles		2.10	1.17	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06552-7501	3-05747-0031	3-00925-0037	
Condominium Section	1654-R1			
Address	2231 64 STREET	1358 64 STREET	874 42 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	13	16	
Year Built	2006	1931	1930	
Gross SqFt	11,427	8,100	12,744	
Estimated Gross Income	\$207,514	\$152,148	\$223,693	
Gross Income per SqFt	\$18.16	\$18.78	\$17.55	
Estimated Expense	\$82,960	\$78,520	\$126,178	
Expense SqFt	\$7.26	\$9.69	\$9.90	
Net Operating Income	\$124,554	\$73,628	\$97,515	
Full Market Value	\$895,998	\$529,000	\$704,000	
Market Value per SqFt	\$78.41	\$65.31	\$55.24	
Distance from Condominium in miles		1.35	2.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06555-7501	3-05747-0031	3-05351-0008	3-00925-0019
Condominium Section	1672-R1			
Address	1380 DAHILL ROAD	1358 64 STREET	58 CHURCH AVENUE	832 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	13	20	20
Year Built	2006	1931	1930	1920
Gross SqFt	10,670	8,100	13,500	14,116
Estimated Gross Income	\$200,383	\$152,148	\$250,747	\$286,914
Gross Income per SqFt	\$18.78	\$18.78	\$18.57	\$20.33
Estimated Expense	\$80,153	\$78,520	\$131,815	\$188,702
Expense SqFt	\$7.51	\$9.69	\$9.76	\$13.37
Net Operating Income	\$120,230	\$73,628	\$118,932	\$98,212
Full Market Value	\$882,004	\$529,000	\$855,000	\$629,000
Market Value per SqFt	\$82.66	\$65.31	\$63.33	\$44.56
Distance from Condominium in miles		1.49	1.88	2.39

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06557-7502	3-05186-0038	3-05079-0021	
Condominium Section	1904-R1			
Address	6214 24 AVENUE	2211 DITMAS AVENUE	148 ST PAUL'S PLACE	
Neighborhood	BOROUGH PARK	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	22	48	16	
Year Built		1915	1912	
Gross SqFt	29,596	56,844	16,080	
Estimated Gross Income	\$410,792	\$671,422	\$256,395	
Gross Income per SqFt	\$13.88	\$11.81	\$15.94	
Estimated Expense	\$172,533	\$346,061	\$138,530	
Expense SqFt	\$5.83	\$6.09	\$8.62	
Net Operating Income	\$238,259	\$325,361	\$117,865	
Full Market Value	\$1,570,003	\$1,683,000	\$804,000	
Market Value per SqFt	\$53.05	\$29.61	\$50.00	
Distance from Condominium in miles		2.19	2.67	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06562-7501	3-05186-0038	3-05079-0021	3-04868-0021
Condominium Section	1184-R1			
Address	2469 65 STREET	2211 DITMAS AVENUE	148 ST PAUL'S PLACE	268 LINDEN BOULEVARD
Neighborhood	BOROUGH PARK	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	48	16	16
Year Built		1915	1912	1931
Gross SqFt	16,153	56,844	16,080	16,800
Estimated Gross Income	\$226,304	\$671,422	\$256,395	\$172,536
Gross Income per SqFt	\$14.01	\$11.81	\$15.94	\$10.27
Estimated Expense	\$106,363	\$346,061	\$138,530	\$108,696
Expense SqFt	\$6.58	\$6.09	\$8.62	\$6.47
Net Operating Income	\$119,941	\$325,361	\$117,865	\$63,840
Full Market Value	\$789,002	\$1,683,000	\$804,000	\$398,000
Market Value per SqFt	\$48.85	\$29.61	\$50.00	\$23.69
Distance from Condominium in miles		2.33	2.83	3.21

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06578-7501	3-06264-0029	3-07023-0021	
Condominium Section	1325-R1			
Address	6501 BAY PARKWAY	2160 78 STREET	2838 STILLWELL AVENUE	
Neighborhood	GRAVESEND	BENSONHURST	CONEY ISLAND	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	10	52	41	
Year Built	2005	1991	2005	
Gross SqFt	14,986	51,419	37,797	
Estimated Gross Income	\$274,544	\$1,004,184	\$673,921	
Gross Income per SqFt	\$18.32	\$19.53	\$17.83	
Estimated Expense	\$112,563	\$555,180	\$337,149	
Expense SqFt	\$7.51	\$10.80	\$8.92	
Net Operating Income	\$161,981	\$449,004	\$336,772	
Full Market Value	\$1,165,999	\$3,218,000	\$2,428,000	
Market Value per SqFt	\$77.81	\$62.58	\$64.24	
Distance from Condominium in miles		0.62	2.36	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06578-7502	3-07079-0004	3-07161-0007	3-07079-0001
Condominium Section	1897-R1			
Address	1379 WEST 7 STREET	106 AVENUE S	2302 WEST 12 STREET	1905 WEST 10 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	8	12	12	20
Year Built	2005	1931	1978	1931
Gross SqFt	9,417	8,636	13,536	12,600
Estimated Gross Income	\$151,425	\$131,354	\$217,710	\$201,923
Gross Income per SqFt	\$16.08	\$15.21	\$16.08	\$16.03
Estimated Expense	\$60,570	\$66,929	\$119,739	\$91,446
Expense SqFt	\$6.43	\$7.75	\$8.85	\$7.26
Net Operating Income	\$90,855	\$64,425	\$97,971	\$110,477
Full Market Value	\$654,002	\$390,000	\$430,000	\$753,000
Market Value per SqFt	\$69.45	\$45.16	\$31.77	\$59.76
Distance from Condominium in miles		0.87	1.51	0.87

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06579-7501	3-07079-0001	3-06630-0001	
Condominium Section	1070-R1			
Address	1460 WEST 5 STREET	1905 WEST 10 STREET	1601 WEST 2 STREET	
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	23	20	38	
Year Built	2003	1931	1929	
Gross SqFt	13,257	12,600	28,000	
Estimated Gross Income	\$242,868	\$201,923	\$632,400	
Gross Income per SqFt	\$18.32	\$16.03	\$22.59	
Estimated Expense	\$99,560	\$91,446	\$155,040	
Expense SqFt	\$7.51	\$7.26	\$5.54	
Net Operating Income	\$143,308	\$110,477	\$477,360	
Full Market Value	\$1,030,999	\$753,000	\$2,145,000	
Market Value per SqFt	\$77.77	\$59.76	\$76.61	
Distance from Condominium in miles		0.85	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06579-7502	3-06627-0043	3-06595-0005	3-07116-0052
Condominium Section	1916-R1			
Address	143 AVENUE O	217 QUENTIN ROAD	7101 BAY PARKWAY	
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	11	46	65	
Year Built	2005	1927	1927	
Gross SqFt	25,487	30,400	39,690	
Estimated Gross Income	\$408,047	\$470,632	\$676,349	
Gross Income per SqFt	\$16.01	\$15.48	\$17.04	
Estimated Expense	\$163,219	\$210,385	\$381,367	
Expense SqFt	\$6.40	\$6.92	\$9.61	
Net Operating Income	\$244,828	\$260,247	\$294,982	
Full Market Value	\$1,761,001	\$1,783,000	\$1,892,000	
Market Value per SqFt	\$69.09	\$58.65	\$47.67	
Distance from Condominium in miles		0.34	0.35	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06590-7501	3-05186-0038	3-05062-0026	3-04868-0024
Condominium Section	0219-R1			
Address	1489 EAST 8 STREET	2211 DITMAS AVENUE	373 OCEAN AVENUE	274 LINDEN BOULEVARD
Neighborhood	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-EAST
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	48	24	16
Year Built	1926	1915	1939	1931
Gross SqFt	11,800	56,844	12,700	15,800
Estimated Gross Income	\$165,318	\$671,422	\$195,857	\$162,266
Gross Income per SqFt	\$14.01	\$11.81	\$15.42	\$10.27
Estimated Expense	\$79,353	\$346,061	\$85,738	\$102,226
Expense SqFt	\$6.72	\$6.09	\$6.75	\$6.47
Net Operating Income	\$85,965	\$325,361	\$110,119	\$60,040
Full Market Value	\$566,004	\$1,683,000	\$755,000	\$374,000
Market Value per SqFt	\$47.97	\$29.61	\$59.45	\$23.67
Distance from Condominium in miles		1.96	2.75	2.82

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06596-7501	3-07161-0007	3-07161-0012	3-07079-0001
Condominium Section	1707-R1			
Address	1570 WEST 10 STREET	2302 WEST 12 STREET	2314 WEST 12 STREET	1905 WEST 10 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	9	12	12	20
Year Built	2005	1978	1978	1931
Gross SqFt	11,042	13,536	13,824	12,600
Estimated Gross Income	\$177,555	\$217,710	\$217,710	\$201,923
Gross Income per SqFt	\$16.08	\$16.08	\$15.75	\$16.03
Estimated Expense	\$71,022	\$119,739	\$120,030	\$91,446
Expense SqFt	\$6.43	\$8.85	\$8.68	\$7.26
Net Operating Income	\$106,533	\$97,971	\$97,680	\$110,477
Full Market Value	\$767,000	\$430,000	\$439,000	\$753,000
Market Value per SqFt	\$69.46	\$31.77	\$31.76	\$59.76
Distance from Condominium in miles		1.29	1.29	0.66

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06600-7501	3-07023-0021	3-06264-0029	
Condominium Section	1463-R1			
Address	1569 WEST 7 STREET	2838 STILLWELL AVENUE	2160 78 STREET	
Neighborhood	GRAVESEND	CONEY ISLAND	BENSONHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	19	41	52	
Year Built	2005	2005	1991	
Gross SqFt	23,777	37,797	51,419	
Estimated Gross Income	\$464,365	\$673,921	\$1,004,184	
Gross Income per SqFt	\$19.53	\$17.83	\$19.53	
Estimated Expense	\$209,000	\$337,149	\$555,180	
Expense SqFt	\$8.79	\$8.92	\$10.80	
Net Operating Income	\$255,365	\$336,772	\$449,004	
Full Market Value	\$1,829,998	\$2,428,000	\$3,218,000	
Market Value per SqFt	\$76.97	\$64.24	\$62.58	
Distance from Condominium in miles		2.16	0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06600-7502	3-06595-0005	3-07161-0007	3-07079-0001
Condominium Section	1991-R1			
Address	1562 WEST 6 STREET	7101 BAY PARKWAY	2302 WEST 12 STREET	1905 WEST 10 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	65	12	20
Year Built	2006	1927	1978	1931
Gross SqFt	22,602	39,690	13,536	12,600
Estimated Gross Income	\$363,440	\$676,349	\$217,710	\$201,923
Gross Income per SqFt	\$16.08	\$17.04	\$16.08	\$16.03
Estimated Expense	\$145,376	\$381,367	\$119,739	\$91,446
Expense SqFt	\$6.43	\$9.61	\$8.85	\$7.26
Net Operating Income	\$218,064	\$294,982	\$97,971	\$110,477
Full Market Value	\$1,563,002	\$1,892,000	\$430,000	\$753,000
Market Value per SqFt	\$69.15	\$47.67	\$31.77	\$59.76
Distance from Condominium in miles		0.24	1.32	0.67

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06608-7501	3-06542-0001	3-06587-0017	
Condominium Section	0019-R1			
Address	1620 EAST 2 STREET	1201 OCEAN PARKWAY	1420 OCEAN PARKWAY	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	64	56	60	
Year Built	1941	1953	1941	
Gross SqFt	60,600	60,780	64,200	
Estimated Gross Income	\$791,436	\$818,470	\$811,455	
Gross Income per SqFt	\$13.06	\$13.47	\$12.64	
Estimated Expense	\$373,902	\$428,116	\$339,946	
Expense SqFt	\$6.17	\$7.04	\$5.30	
Net Operating Income	\$417,534	\$390,354	\$471,509	
Full Market Value	\$2,012,990	\$2,585,000	\$2,387,000	
Market Value per SqFt	\$33.22	\$42.53	\$37.18	
Distance from Condominium in miles		0.60	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06622-7501	3-06264-0029	3-07023-0021	
Condominium Section	1303-R1			
Address	1642 WEST 9 STREET	2160 78 STREET	2838 STILLWELL AVENUE	
Neighborhood	GRAVESEND	BENSONHURST	CONEY ISLAND	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	21	52	41	
Year Built	2004	1991	2005	
Gross SqFt	18,571	51,419	37,797	
Estimated Gross Income	\$362,692	\$1,004,184	\$673,921	
Gross Income per SqFt	\$19.53	\$19.53	\$17.83	
Estimated Expense	\$163,239	\$555,180	\$337,149	
Expense SqFt	\$8.79	\$10.80	\$8.92	
Net Operating Income	\$199,453	\$449,004	\$336,772	
Full Market Value	\$1,429,000	\$3,218,000	\$2,428,000	
Market Value per SqFt	\$76.95	\$62.58	\$64.24	
Distance from Condominium in miles		0.41	1.97	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06625-7501	3-06264-0029	3-08693-0012	
Condominium Section	2613-R1			
Address	214 AVENUE P	2160 78 STREET	3161 BRIGHTON 6 STREET	
Neighborhood	GRAVESEND	BENSONHURST	BRIGHTON BEACH	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	14	52	154	
Year Built	2005	1991	1983	
Gross SqFt	19,216	51,419	120,000	
Estimated Gross Income	\$352,037	\$1,004,184	\$2,198,400	
Gross Income per SqFt	\$18.32	\$19.53	\$18.32	
Estimated Expense	\$144,335	\$555,180	\$1,054,800	
Expense SqFt	\$7.51	\$10.80	\$8.79	
Net Operating Income	\$207,702	\$449,004	\$1,143,600	
Full Market Value	\$1,493,996	\$3,218,000	\$7,050,000	
Market Value per SqFt	\$77.75	\$62.58	\$58.75	
Distance from Condominium in miles		0.55	2.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06626-7501	3-07161-0007	3-07079-0001	3-07161-0012
Condominium Section	1209-R1			
Address	1633 WEST 6 STREET	2302 WEST 12 STREET	1905 WEST 10 STREET	2314 WEST 12 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	10	12	20	12
Year Built	2004	1978	1931	1978
Gross SqFt	15,519	13,536	12,600	13,824
Estimated Gross Income	\$248,770	\$217,710	\$201,923	\$217,710
Gross Income per SqFt	\$16.03	\$16.08	\$16.03	\$15.75
Estimated Expense	\$112,668	\$119,739	\$91,446	\$120,030
Expense SqFt	\$7.26	\$8.85	\$7.26	\$8.68
Net Operating Income	\$136,102	\$97,971	\$110,477	\$97,680
Full Market Value	\$977,000	\$430,000	\$753,000	\$439,000
Market Value per SqFt	\$62.96	\$31.77	\$59.76	\$31.76
Distance from Condominium in miles		1.17	0.53	1.17

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06643-7501	3-06630-0001	3-06449-0001	
Condominium Section	2913-R1			
Address	1725 STILLWELL AVENUE	1601 WEST 2 STREET	2253 CROPSEY AVENUE	
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	24	38	44	
Year Built	2008	1929	1926	
Gross SqFt	29,330	28,000	29,944	
Estimated Gross Income	\$527,940	\$632,400	\$443,828	
Gross Income per SqFt	\$18.00	\$22.59	\$14.82	
Estimated Expense	\$158,382	\$155,040	\$214,364	
Expense SqFt	\$5.40	\$5.54	\$7.16	
Net Operating Income	\$369,558	\$477,360	\$229,464	
Full Market Value	\$2,716,000	\$2,145,000	\$1,582,000	
Market Value per SqFt	\$92.60	\$76.61	\$52.83	
Distance from Condominium in miles		0.62	0.74	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06651-7501	3-07079-0001	3-06630-0001	
Condominium Section	1149-R1			
Address	202 QUENTIN ROAD	1905 WEST 10 STREET	1601 WEST 2 STREET	
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	14	20	38	
Year Built	2002	1931	1929	
Gross SqFt	11,525	12,600	28,000	
Estimated Gross Income	\$222,548	\$201,923	\$632,400	
Gross Income per SqFt	\$19.31	\$16.03	\$22.59	
Estimated Expense	\$88,973	\$91,446	\$155,040	
Expense SqFt	\$7.72	\$7.26	\$5.54	
Net Operating Income	\$133,575	\$110,477	\$477,360	
Full Market Value	\$979,002	\$753,000	\$2,145,000	
Market Value per SqFt	\$84.95	\$59.76	\$76.61	
Distance from Condominium in miles		0.43	0.23	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06653-7501	3-06653-0034	3-06911-0006	3-06264-0029
Condominium Section	1494-R1			
Address	355 KINGS HIGHWAY	1780 WEST 3 STREET	2629 CROPSEY AVENUE	2160 78 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	BENSONHURST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	28	98	106	52
Year Built	2003	1962	1987	1991
Gross SqFt	54,201	81,888	75,586	51,419
Estimated Gross Income	\$1,058,546	\$1,313,318	\$1,427,023	\$1,004,184
Gross Income per SqFt	\$19.53	\$16.04	\$18.88	\$19.53
Estimated Expense	\$476,427	\$652,099	\$699,264	\$555,180
Expense SqFt	\$8.79	\$7.96	\$9.25	\$10.80
Net Operating Income	\$582,119	\$661,219	\$727,759	\$449,004
Full Market Value	\$4,172,000	\$4,509,000	\$4,575,000	\$3,218,000
Market Value per SqFt	\$76.97	\$55.06	\$60.53	\$62.58
Distance from Condominium in miles		0.09	1.25	0.73

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06654-7501	3-06595-0005	3-06911-0006	3-06264-0029
Condominium Section	1497-R1			
Address	379 KINGS HIGHWAY	7101 BAY PARKWAY	2629 CROPSEY AVENUE	2160 78 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	BENSONHURST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	31	65	106	52
Year Built	2005	1927	1987	1991
Gross SqFt	36,431	39,690	75,586	51,419
Estimated Gross Income	\$711,497	\$676,349	\$1,427,023	\$1,004,184
Gross Income per SqFt	\$19.53	\$17.04	\$18.88	\$19.53
Estimated Expense	\$320,228	\$381,367	\$699,264	\$555,180
Expense SqFt	\$8.79	\$9.61	\$9.25	\$10.80
Net Operating Income	\$391,269	\$294,982	\$727,759	\$449,004
Full Market Value	\$2,803,988	\$1,892,000	\$4,575,000	\$3,218,000
Market Value per SqFt	\$76.97	\$47.67	\$60.53	\$62.58
Distance from Condominium in miles		0.54	1.27	0.78

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06699-7501	3-05062-0026	3-04868-0021	
Condominium Section	0454-R1			
Address	860 EAST 16 STREET	373 OCEAN AVENUE	268 LINDEN BOULEVARD	
Neighborhood	MIDWOOD	FLATBUSH-CENTRAL	FLATBUSH-EAST	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	18	24	16	
Year Built		1939	1931	
Gross SqFt	27,990	12,700	16,800	
Estimated Gross Income	\$400,257	\$195,857	\$172,536	
Gross Income per SqFt	\$14.30	\$15.42	\$10.27	
Estimated Expense	\$192,057	\$85,738	\$108,696	
Expense SqFt	\$6.86	\$6.75	\$6.47	
Net Operating Income	\$208,200	\$110,119	\$63,840	
Full Market Value	\$1,474,002	\$755,000	\$398,000	
Market Value per SqFt	\$52.66	\$59.45	\$23.69	
Distance from Condominium in miles		1.69	1.76	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06721-7501	3-06713-0041	3-07554-0043	3-06707-0076
Condominium Section	2011-R1			
Address	1494 OCEAN AVENUE	1123 AVENUE K	2620 GLENWOOD ROAD	925 EAST 14 STREET
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	54	54	69
Year Built	1922	1929	1926	1962
Gross SqFt	44,400	42,720	44,300	64,782
Estimated Gross Income	\$645,132	\$633,018	\$631,889	\$941,327
Gross Income per SqFt	\$14.53	\$14.82	\$14.26	\$14.53
Estimated Expense	\$242,868	\$330,065	\$381,469	\$354,052
Expense SqFt	\$5.47	\$7.73	\$8.61	\$5.47
Net Operating Income	\$402,264	\$302,953	\$250,420	\$587,275
Full Market Value	\$2,883,004	\$2,002,000	\$1,727,000	\$3,135,000
Market Value per SqFt	\$64.93	\$46.86	\$38.98	\$48.39
Distance from Condominium in miles		0.40	0.65	0.30

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06742-7501	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	2041-R1			
Address	1322 EAST 14 STREET	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	MIDWOOD	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	16	80	52
Year Built	2008	1912	1910	1991
Gross SqFt	21,927	16,080	54,516	51,419
Estimated Gross Income	\$515,285	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$211,267	\$204,184	\$890,581	\$555,180
Expense SqFt	\$9.64	\$12.70	\$16.34	\$10.80
Net Operating Income	\$304,018	\$225,645	\$390,592	\$449,004
Full Market Value	\$2,217,001	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$101.11	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		2.35	3.94	1.68

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06747-7501	3-06264-0029	3-05079-0019	3-01251-0001
Condominium Section	1620-R1			
Address	1384 EAST 19 STREET	2160 78 STREET	142 ST PAUL'S PLACE	243 KINGSTON AVENUE
Neighborhood	MIDWOOD	BENSONHURST	FLATBUSH-CENTRAL	CROWN HEIGHTS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	8	52	16	80
Year Built	2005	1991	1912	1910
Gross SqFt	7,160	51,419	16,080	54,516
Estimated Gross Income	\$168,260	\$1,004,184	\$429,829	\$1,281,173
Gross Income per SqFt	\$23.50	\$19.53	\$26.73	\$23.50
Estimated Expense	\$68,987	\$555,180	\$204,184	\$890,581
Expense SqFt	\$9.64	\$10.80	\$12.70	\$16.34
Net Operating Income	\$99,273	\$449,004	\$225,645	\$390,592
Full Market Value	\$726,000	\$3,218,000	\$1,631,000	\$2,849,000
Market Value per SqFt	\$101.40	\$62.58	\$101.43	\$52.26
Distance from Condominium in miles		1.93	2.33	3.84

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06759-7501	3-01251-0001	3-06264-0029	
Condominium Section	1694-R1			
Address	1544 EAST 13 STREET	243 KINGSTON AVENUE	2160 78 STREET	
Neighborhood	MIDWOOD	CROWN HEIGHTS	BENSONHURST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	6	80	52	
Year Built		1910	1991	
Gross SqFt	7,054	54,516	51,419	
Estimated Gross Income	\$151,802	\$1,281,173	\$1,004,184	
Gross Income per SqFt	\$21.52	\$23.50	\$19.53	
Estimated Expense	\$62,239	\$890,581	\$555,180	
Expense SqFt	\$8.82	\$16.34	\$10.80	
Net Operating Income	\$89,563	\$390,592	\$449,004	
Full Market Value	\$658,000	\$2,849,000	\$3,218,000	
Market Value per SqFt	\$93.28	\$52.26	\$62.58	
Distance from Condominium in miles		4.28	1.58	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06761-7501	3-05062-0026	3-01383-0042	
Condominium Section	1859-R1			
Address	1530 EAST 15 STREET	373 OCEAN AVENUE	256 SCHENECTADY AVENUE	
Neighborhood	MIDWOOD	FLATBUSH-CENTRAL	CROWN HEIGHTS	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	12	24	11	
Year Built	2005	1939	2005	
Gross SqFt	16,000	12,700	8,055	
Estimated Gross Income	\$230,080	\$195,857	\$107,443	
Gross Income per SqFt	\$14.38	\$15.42	\$13.34	
Estimated Expense	\$103,536	\$85,738	\$35,284	
Expense SqFt	\$6.47	\$6.75	\$4.38	
Net Operating Income	\$126,544	\$110,119	\$72,159	
Full Market Value	\$875,998	\$755,000	\$479,000	
Market Value per SqFt	\$54.75	\$59.45	\$59.47	
Distance from Condominium in miles		2.88	4.25	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06761-7502	3-06750-0050	3-05079-0019	3-05210-0017
Condominium Section	2189-R1			
Address	1576 EAST 15 STREET	1219 AVENUE O	142 ST PAUL'S PLACE	1247 FLATBUSH AVENUE
Neighborhood	MIDWOOD	MIDWOOD	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	8	120	16	46
Year Built	2006	1985	1912	2007
Gross SqFt	10,480	92,768	16,080	25,212
Estimated Gross Income	\$204,674	\$1,813,190	\$429,829	\$435,982
Gross Income per SqFt	\$19.53	\$19.55	\$26.73	\$17.29
Estimated Expense	\$85,202	\$891,361	\$204,184	\$297,225
Expense SqFt	\$8.13	\$9.61	\$12.70	\$11.79
Net Operating Income	\$119,472	\$921,829	\$225,645	\$138,757
Full Market Value	\$858,000	\$5,640,000	\$1,631,000	\$1,002,000
Market Value per SqFt	\$81.87	\$60.80	\$101.43	\$39.74
Distance from Condominium in miles		0.21	2.69	1.98

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06761-7503	3-07556-0053	3-05079-0019	3-06750-0050
Condominium Section	2318-R1			
Address	1408 AVENUE O	120 KENILWORTH PLACE	142 ST PAUL'S PLACE	1219 AVENUE O
Neighborhood	MIDWOOD	MIDWOOD	FLATBUSH-CENTRAL	MIDWOOD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	8	84	16	120
Year Built	2005	1940	1912	1985
Gross SqFt	14,497	71,250	16,080	92,768
Estimated Gross Income	\$283,126	\$1,215,816	\$429,829	\$1,813,190
Gross Income per SqFt	\$19.53	\$17.06	\$26.73	\$19.55
Estimated Expense	\$117,861	\$608,187	\$204,184	\$891,361
Expense SqFt	\$8.13	\$8.54	\$12.70	\$9.61
Net Operating Income	\$165,265	\$607,629	\$225,645	\$921,829
Full Market Value	\$1,209,002	\$4,392,000	\$1,631,000	\$5,640,000
Market Value per SqFt	\$83.40	\$61.64	\$101.43	\$60.80
Distance from Condominium in miles		1.56	2.69	0.21

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06765-7501	3-06701-0054	3-06784-0012	3-05101-0090
Condominium Section	1316-R1			
Address	1811 AVENUE P	860 EAST 18 STREET	1672 EAST 22 STREET	543 OCEAN AVENUE
Neighborhood	MIDWOOD	MIDWOOD	MADISON	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	10	33	13	62
Year Built	2004	1963	2006	1939
Gross SqFt	14,433	28,700	19,400	21,840
Estimated Gross Income	\$249,547	\$407,126	\$276,000	\$428,463
Gross Income per SqFt	\$17.29	\$14.19	\$14.23	\$19.62
Estimated Expense	\$112,289	\$205,896	\$36,686	\$193,112
Expense SqFt	\$7.78	\$7.17	\$1.89	\$8.84
Net Operating Income	\$137,258	\$201,230	\$239,314	\$235,351
Full Market Value	\$991,000	\$1,342,000	\$1,659,000	\$1,686,000
Market Value per SqFt	\$68.66	\$46.76	\$85.52	\$77.20
Distance from Condominium in miles		1.19	0.24	2.54

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06765-7502	3-06264-0029	3-05079-0019	
Condominium Section	2102-R1			
Address	1549 EAST 18 STREET	2160 78 STREET	142 ST PAUL'S PLACE	
Neighborhood	MIDWOOD	BENSONHURST	FLATBUSH-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	8	52	16	
Year Built	2005	1991	1912	
Gross SqFt	10,530	51,419	16,080	
Estimated Gross Income	\$243,559	\$1,004,184	\$429,829	
Gross Income per SqFt	\$23.13	\$19.53	\$26.73	
Estimated Expense	\$86,451	\$555,180	\$204,184	
Expense SqFt	\$8.21	\$10.80	\$12.70	
Net Operating Income	\$157,108	\$449,004	\$225,645	
Full Market Value	\$1,179,999	\$3,218,000	\$1,631,000	
Market Value per SqFt	\$112.06	\$62.58	\$101.43	
Distance from Condominium in miles		1.88	2.68	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06766-7501	3-06701-0054	3-06784-0012	3-05101-0090
Condominium Section	1232-R1			
Address	2072 OCEAN AVENUE	860 EAST 18 STREET	1672 EAST 22 STREET	543 OCEAN AVENUE
Neighborhood	MIDWOOD	MIDWOOD	MADISON	FLATBUSH-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	33	13	62
Year Built	2003	1963	2006	1939
Gross SqFt	20,340	28,700	19,400	21,840
Estimated Gross Income	\$351,679	\$407,126	\$276,000	\$428,463
Gross Income per SqFt	\$17.29	\$14.19	\$14.23	\$19.62
Estimated Expense	\$158,449	\$205,896	\$36,686	\$193,112
Expense SqFt	\$7.79	\$7.17	\$1.89	\$8.84
Net Operating Income	\$193,230	\$201,230	\$239,314	\$235,351
Full Market Value	\$1,395,000	\$1,342,000	\$1,659,000	\$1,686,000
Market Value per SqFt	\$68.58	\$46.76	\$85.52	\$77.20
Distance from Condominium in miles		1.20	0.20	2.54

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06768-7501	3-06767-0080	3-06766-0077	
Condominium Section	2705-R1			
Address	1689 EAST 21 STREET	2011 OCEAN AVENUE	1555 EAST 19 STREET	
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	18	76	70	
Year Built	2006	1948	1963	
Gross SqFt	29,998	61,000	66,960	
Estimated Gross Income	\$460,769	\$1,030,137	\$902,812	
Gross Income per SqFt	\$15.36	\$16.89	\$13.48	
Estimated Expense	\$191,987	\$518,652	\$455,181	
Expense SqFt	\$6.40	\$8.50	\$6.80	
Net Operating Income	\$268,782	\$511,485	\$447,631	
Full Market Value	\$1,941,002	\$3,699,000	\$2,964,000	
Market Value per SqFt	\$64.70	\$60.64	\$44.27	
Distance from Condominium in miles		0.05	0.11	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06782-7501	3-07321-0066	3-06825-0037	
Condominium Section	2183-R1			
Address	2120 OCEAN AVENUE	2035 EAST 16 STREET	2350 OCEAN AVENUE	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	20	65	110	
Year Built	2005	1960	1974	
Gross SqFt	15,582	46,200	130,842	
Estimated Gross Income	\$276,269	\$726,300	\$2,319,510	
Gross Income per SqFt	\$17.73	\$15.72	\$17.73	
Estimated Expense	\$96,608	\$362,463	\$1,162,332	
Expense SqFt	\$6.20	\$7.85	\$8.88	
Net Operating Income	\$179,661	\$363,837	\$1,157,178	
Full Market Value	\$1,295,999	\$2,489,000	\$8,344,000	
Market Value per SqFt	\$83.17	\$53.87	\$63.77	
Distance from Condominium in miles		0.66	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06784-7501	3-06782-0023	3-06780-0012	
Condominium Section	1391-R1			
Address	1674 EAST 22 STREET	1932 KINGS HIGHWAY	1715 KINGS HIGHWAY	
Neighborhood	MADISON	MADISON	MIDWOOD	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	8	12	42	
Year Built	2005	1925	1923	
Gross SqFt	15,379	10,000	41,000	
Estimated Gross Income	\$308,810	\$172,760	\$919,303	
Gross Income per SqFt	\$20.08	\$17.28	\$22.42	
Estimated Expense	\$115,958	\$79,516	\$547,893	
Expense SqFt	\$7.54	\$7.95	\$13.36	
Net Operating Income	\$192,852	\$93,244	\$371,410	
Full Market Value	\$1,377,000	\$673,000	\$2,530,000	
Market Value per SqFt	\$89.54	\$67.30	\$61.71	
Distance from Condominium in miles		0.11	0.22	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06796-7501	3-06264-0029	3-05186-0038	3-05328-0015
Condominium Section	0250-R1			
Address	1720 EAST 14 STREET	2160 78 STREET	2211 DITMAS AVENUE	120 OCEAN PARKWAY
Neighborhood	MADISON	BENSONHURST	FLATBUSH-CENTRAL	KENSINGTON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	6	52	48	60
Year Built	1988	1991	1915	1931
Gross SqFt	5,544	51,419	56,844	75,000
Estimated Gross Income	\$65,475	\$1,004,184	\$671,422	\$794,098
Gross Income per SqFt	\$11.81	\$19.53	\$11.81	\$10.59
Estimated Expense	\$33,763	\$555,180	\$346,061	\$347,809
Expense SqFt	\$6.09	\$10.80	\$6.09	\$4.64
Net Operating Income	\$31,712	\$449,004	\$325,361	\$446,289
Full Market Value	\$219,002	\$3,218,000	\$1,683,000	\$1,980,000
Market Value per SqFt	\$39.50	\$62.58	\$29.61	\$26.40
Distance from Condominium in miles		1.64	2.37	2.87

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06799-7501	3-07322-0061	3-06799-0057	
Condominium Section	1013-R1			
Address	1749 EAST 16 STREET	2049 EAST 17 STREET	1781 EAST 16 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	7	16	19	
Year Built	2003	1926	1925	
Gross SqFt	6,896	13,900	14,000	
Estimated Gross Income	\$103,923	\$231,161	\$188,014	
Gross Income per SqFt	\$15.07	\$16.63	\$13.43	
Estimated Expense	\$31,239	\$132,685	\$78,137	
Expense SqFt	\$4.53	\$9.55	\$5.58	
Net Operating Income	\$72,684	\$98,476	\$109,877	
Full Market Value	\$497,001	\$676,000	\$728,000	
Market Value per SqFt	\$72.07	\$48.63	\$52.00	
Distance from Condominium in miles		0.50	0.00	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06801-7501	3-05186-0038	3-05328-0015	
Condominium Section	1430-R1			
Address	1812 QUENTIN ROAD	2211 DITMAS AVENUE	120 OCEAN PARKWAY	
Neighborhood	MADISON	FLATBUSH-CENTRAL	KENSINGTON	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	12	48	60	
Year Built	2003	1915	1931	
Gross SqFt	14,780	56,844	75,000	
Estimated Gross Income	\$165,536	\$671,422	\$794,098	
Gross Income per SqFt	\$11.20	\$11.81	\$10.59	
Estimated Expense	\$95,627	\$346,061	\$347,809	
Expense SqFt	\$6.47	\$6.09	\$4.64	
Net Operating Income	\$69,909	\$325,361	\$446,289	
Full Market Value	\$441,999	\$1,683,000	\$1,980,000	
Market Value per SqFt	\$29.91	\$29.61	\$26.40	
Distance from Condominium in miles		2.34	2.93	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06801-7502	3-07467-0013	3-07322-0061	
Condominium Section	1599-R1			
Address	1728 EAST 19 STREET	2654 EAST 23 STREET	2049 EAST 17 STREET	
Neighborhood	MADISON	SHEEPSHEAD BAY	MADISON	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	7	16	16	
Year Built	2005	1982	1926	
Gross SqFt	7,104	10,248	13,900	
Estimated Gross Income	\$135,473	\$195,452	\$231,161	
Gross Income per SqFt	\$19.07	\$19.07	\$16.63	
Estimated Expense	\$48,307	\$93,366	\$132,685	
Expense SqFt	\$6.80	\$9.11	\$9.55	
Net Operating Income	\$87,166	\$102,086	\$98,476	
Full Market Value	\$625,999	\$584,000	\$676,000	
Market Value per SqFt	\$88.12	\$56.99	\$48.63	
Distance from Condominium in miles		1.44	0.50	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06801-7503	3-06783-0055	3-06781-0061	3-07322-0061
Condominium Section	1717-R1			
Address	1764 EAST 19 STREET	2151 OCEAN AVENUE	1641 EAST 18 STREET	2049 EAST 17 STREET
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	16	12	12	16
Year Built	2007	2006	2010	1926
Gross SqFt	24,696	19,200	15,650	13,900
Estimated Gross Income	\$432,180	\$336,000	\$273,875	\$231,161
Gross Income per SqFt	\$17.50	\$17.50	\$17.50	\$16.63
Estimated Expense	\$189,912	\$75,072	\$70,738	\$132,685
Expense SqFt	\$7.69	\$3.91	\$4.52	\$9.55
Net Operating Income	\$242,268	\$260,928	\$203,137	\$98,476
Full Market Value	\$1,735,998	\$1,344,000	\$302,000	\$676,000
Market Value per SqFt	\$70.29	\$70.00	\$19.30	\$48.63
Distance from Condominium in miles		0.20	0.14	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06802-7501	3-06783-0055	3-06781-0061	
Condominium Section	2073-R1			
Address	1765 EAST 19 STREET	2151 OCEAN AVENUE	1641 EAST 18 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	11	12	12	
Year Built	2006	2006	2010	
Gross SqFt	17,080	19,200	15,650	
Estimated Gross Income	\$298,900	\$336,000	\$273,875	
Gross Income per SqFt	\$17.50	\$17.50	\$17.50	
Estimated Expense	\$140,739	\$75,072	\$70,738	
Expense SqFt	\$8.24	\$3.91	\$4.52	
Net Operating Income	\$158,161	\$260,928	\$203,137	
Full Market Value	\$1,138,002	\$1,344,000	\$302,000	
Market Value per SqFt	\$66.63	\$70.00	\$19.30	
Distance from Condominium in miles		0.17	0.15	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06802-7502	3-06825-0037	3-05079-0019	
Condominium Section	2191-R1			
Address	1773 EAST 19 STREET	2350 OCEAN AVENUE	142 ST PAUL'S PLACE	
Neighborhood	MADISON	MADISON	FLATBUSH-CENTRAL	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	8	110	16	
Year Built	2006	1974	1912	
Gross SqFt	9,600	130,842	16,080	
Estimated Gross Income	\$217,056	\$2,319,510	\$429,829	
Gross Income per SqFt	\$22.61	\$17.73	\$26.73	
Estimated Expense	\$88,320	\$1,162,332	\$204,184	
Expense SqFt	\$9.20	\$8.88	\$12.70	
Net Operating Income	\$128,736	\$1,157,178	\$225,645	
Full Market Value	\$946,000	\$8,344,000	\$1,631,000	
Market Value per SqFt	\$98.54	\$63.77	\$101.43	
Distance from Condominium in miles		0.17	3.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06819-7501	3-08693-0012	3-05186-0038	
Condominium Section	1359-R1			
Address	1833 EAST 13 STREET	3161 BRIGHTON 6 STREET	2211 DITMAS AVENUE	
Neighborhood	MADISON	BRIGHTON BEACH	FLATBUSH-CENTRAL	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	12	154	48	
Year Built	2004	1983	1915	
Gross SqFt	19,600	120,000	56,844	
Estimated Gross Income	\$295,372	\$2,198,400	\$671,422	
Gross Income per SqFt	\$15.07	\$18.32	\$11.81	
Estimated Expense	\$164,640	\$1,054,800	\$346,061	
Expense SqFt	\$8.40	\$8.79	\$6.09	
Net Operating Income	\$130,732	\$1,143,600	\$325,361	
Full Market Value	\$893,002	\$7,050,000	\$1,683,000	
Market Value per SqFt	\$45.56	\$58.75	\$29.61	
Distance from Condominium in miles		2.00	2.54	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06820-7501	3-06825-0037	3-08792-0063	
Condominium Section	2557-R1			
Address	1835 EAST 14 STREET	2350 OCEAN AVENUE	2801 EMMONS AVENUE	
Neighborhood	MADISON	MADISON	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	7	110	55	
Year Built	2005	1974	2004	
Gross SqFt	9,500	130,842	45,054	
Estimated Gross Income	\$175,655	\$2,319,510	\$1,209,249	
Gross Income per SqFt	\$18.49	\$17.73	\$26.84	
Estimated Expense	\$54,150	\$1,162,332	\$508,209	
Expense SqFt	\$5.70	\$8.88	\$11.28	
Net Operating Income	\$121,505	\$1,157,178	\$701,040	
Full Market Value	\$875,000	\$8,344,000	\$5,067,000	
Market Value per SqFt	\$92.11	\$63.77	\$112.47	
Distance from Condominium in miles		0.26	1.66	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06917-7501	3-07079-0001	3-06630-0001	
Condominium Section	1790-R1			
Address	177 BAY 49 STREET	1905 WEST 10 STREET	1601 WEST 2 STREET	
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	6	20	38	
Year Built	2007	1931	1929	
Gross SqFt	8,123	12,600	28,000	
Estimated Gross Income	\$156,855	\$201,923	\$632,400	
Gross Income per SqFt	\$19.31	\$16.03	\$22.59	
Estimated Expense	\$51,987	\$91,446	\$155,040	
Expense SqFt	\$6.40	\$7.26	\$5.54	
Net Operating Income	\$104,868	\$110,477	\$477,360	
Full Market Value	\$776,000	\$753,000	\$2,145,000	
Market Value per SqFt	\$95.53	\$59.76	\$76.61	
Distance from Condominium in miles		0.92	1.54	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06919-7503	3-07079-0001	3-07161-0007	3-06630-0001
Condominium Section	1447-R1			
Address	2546 WEST 15 STREET	1905 WEST 10 STREET	2302 WEST 12 STREET	1601 WEST 2 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	6	20	12	38
Year Built	2004	1931	1978	1929
Gross SqFt	10,534	12,600	13,536	28,000
Estimated Gross Income	\$192,983	\$201,923	\$217,710	\$632,400
Gross Income per SqFt	\$18.32	\$16.03	\$16.08	\$22.59
Estimated Expense	\$107,763	\$91,446	\$119,739	\$155,040
Expense SqFt	\$10.23	\$7.26	\$8.85	\$5.54
Net Operating Income	\$85,220	\$110,477	\$97,971	\$477,360
Full Market Value	\$610,999	\$753,000	\$430,000	\$2,145,000
Market Value per SqFt	\$58.00	\$59.76	\$31.77	\$76.61
Distance from Condominium in miles		0.93	0.29	1.54

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06940-7501	3-05328-0015	3-05079-0021	
Condominium Section	0013-R1			
Address	2121 SHORE PARKWAY SR NOR	120 OCEAN PARKWAY	148 ST PAUL'S PLACE	
Neighborhood	GRAVESEND	KENSINGTON	FLATBUSH-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	110	60	16	
Year Built	1965	1931	1912	
Gross SqFt	109,200	75,000	16,080	
Estimated Gross Income	\$1,449,084	\$794,098	\$256,395	
Gross Income per SqFt	\$13.27	\$10.59	\$15.94	
Estimated Expense	\$757,848	\$347,809	\$138,530	
Expense SqFt	\$6.94	\$4.64	\$8.62	
Net Operating Income	\$691,236	\$446,289	\$117,865	
Full Market Value	\$4,617,990	\$1,980,000	\$804,000	
Market Value per SqFt	\$42.29	\$26.40	\$50.00	
Distance from Condominium in miles		4.28	4.68	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07022-7501	3-08693-0012	3-05186-0038	
Condominium Section	1865-R1			
Address	2882 WEST 15 STREET	3161 BRIGHTON 6 STREET	2211 DITMAS AVENUE	
Neighborhood	CONEY ISLAND	BRIGHTON BEACH	FLATBUSH-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	10	154	48	
Year Built	2007	1983	1915	
Gross SqFt	15,476	120,000	56,844	
Estimated Gross Income	\$233,223	\$2,198,400	\$671,422	
Gross Income per SqFt	\$15.07	\$18.32	\$11.81	
Estimated Expense	\$126,284	\$1,054,800	\$346,061	
Expense SqFt	\$8.16	\$8.79	\$6.09	
Net Operating Income	\$106,939	\$1,143,600	\$325,361	
Full Market Value	\$750,204	\$7,050,000	\$1,683,000	
Market Value per SqFt	\$48.48	\$58.75	\$29.61	
Distance from Condominium in miles		1.23	4.59	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07103-7501	3-07079-0004	3-06630-0001	
Condominium Section	2467-R1			
Address	279 LAKE STREET	106 AVENUE S	1601 WEST 2 STREET	
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	12	38	
Year Built	2007	1931	1929	
Gross SqFt	9,750	8,636	28,000	
Estimated Gross Income	\$184,275	\$131,354	\$632,400	
Gross Income per SqFt	\$18.90	\$15.21	\$22.59	
Estimated Expense	\$64,838	\$66,929	\$155,040	
Expense SqFt	\$6.65	\$7.75	\$5.54	
Net Operating Income	\$119,437	\$64,425	\$477,360	
Full Market Value	\$883,998	\$390,000	\$2,145,000	
Market Value per SqFt	\$90.67	\$45.16	\$76.61	
Distance from Condominium in miles		0.43	0.65	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07135-7501	3-06681-0225	3-06683-0052	3-06682-0045
Condominium Section	2491-R1			
Address	802 AVENUE U	1879 EAST 3 STREET	1965 EAST 7 STREET	1960 EAST 7 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	50	35	39
Year Built	2006	1987	1931	1929
Gross SqFt	26,264	36,769	25,075	32,930
Estimated Gross Income	\$483,520	\$800,393	\$615,034	\$664,906
Gross Income per SqFt	\$18.41	\$21.77	\$24.53	\$20.19
Estimated Expense	\$209,324	\$400,682	\$263,281	\$326,992
Expense SqFt	\$7.97	\$10.90	\$10.50	\$9.93
Net Operating Income	\$274,196	\$399,711	\$351,753	\$337,914
Full Market Value	\$1,972,004	\$2,070,000	\$795,000	\$1,204,000
Market Value per SqFt	\$75.08	\$56.30	\$31.70	\$36.56
Distance from Condominium in miles		0.56	0.48	0.49

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07242-7501	3-05186-0038	3-05328-0015	
Condominium Section	0358-R1			
Address	611 BANNER AVENUE	2211 DITMAS AVENUE	120 OCEAN PARKWAY	
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	KENSINGTON	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	101	48	60	
Year Built	1989	1915	1931	
Gross SqFt	87,134	56,844	75,000	
Estimated Gross Income	\$975,901	\$671,422	\$794,098	
Gross Income per SqFt	\$11.20	\$11.81	\$10.59	
Estimated Expense	\$494,921	\$346,061	\$347,809	
Expense SqFt	\$5.68	\$6.09	\$4.64	
Net Operating Income	\$480,980	\$325,361	\$446,289	
Full Market Value	\$2,750,000	\$1,683,000	\$1,980,000	
Market Value per SqFt	\$31.56	\$29.61	\$26.40	
Distance from Condominium in miles		3.99	4.41	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07260-7501	3-08693-0012	3-06264-0029	3-07023-0021
Condominium Section	1267-R1			
Address	2827 OCEAN PARKWAY	3161 BRIGHTON 6 STREET	2160 78 STREET	2838 STILLWELL AVENUE
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BENSONHURST	CONEY ISLAND
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	12	154	52	41
Year Built	2001	1983	1991	2005
Gross SqFt	18,063	120,000	51,419	37,797
Estimated Gross Income	\$332,540	\$2,198,400	\$1,004,184	\$673,921
Gross Income per SqFt	\$18.41	\$18.32	\$19.53	\$17.83
Estimated Expense	\$163,651	\$1,054,800	\$555,180	\$337,149
Expense SqFt	\$9.06	\$8.79	\$10.80	\$8.92
Net Operating Income	\$168,889	\$1,143,600	\$449,004	\$336,772
Full Market Value	\$1,214,999	\$7,050,000	\$3,218,000	\$2,428,000
Market Value per SqFt	\$67.26	\$58.75	\$62.58	\$64.24
Distance from Condominium in miles		0.54	2.14	0.88

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07260-7502	3-08722-0475	3-08723-0410	3-08709-0014
Condominium Section	1571-R1			
Address	2803 OCEAN PARKWAY	200 BRIGHTON 15 STREET	1511 CORBIN PLACE	149 BRIGHTON 11 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	96	132	58
Year Built	2006	1951	1951	1946
Gross SqFt	37,636	96,600	109,832	35,400
Estimated Gross Income	\$850,950	\$2,597,762	\$2,656,604	\$532,770
Gross Income per SqFt	\$22.61	\$26.89	\$24.19	\$15.05
Estimated Expense	\$302,087	\$1,033,403	\$1,053,590	\$271,518
Expense SqFt	\$8.03	\$10.70	\$9.59	\$7.67
Net Operating Income	\$548,863	\$1,564,359	\$1,603,014	\$261,252
Full Market Value	\$4,093,002	\$11,305,000	\$11,664,000	\$1,797,000
Market Value per SqFt	\$108.75	\$117.03	\$106.20	\$50.76
Distance from Condominium in miles		0.67	0.76	0.49

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07269-7501	3-07234-0001	3-07234-0100	3-07274-0035
Condominium Section	0295-R1			
Address	2955 SHELL ROAD	2612 WEST 2 STREET	2611 WEST 2 STREET	3000 OCEAN PARKWAY
Neighborhood	CONEY ISLAND	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	CONEY ISLAND
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	166	240	120	441
Year Built	1989	1951	1949	1964
Gross SqFt	172,044	194,880	97,440	470,000
Estimated Gross Income	\$2,769,908	\$3,136,890	\$1,568,445	\$7,289,700
Gross Income per SqFt	\$16.10	\$16.10	\$16.10	\$15.51
Estimated Expense	\$1,082,157	\$1,226,156	\$587,361	\$3,647,200
Expense SqFt	\$6.29	\$6.29	\$6.03	\$7.76
Net Operating Income	\$1,687,751	\$1,910,734	\$981,084	\$3,642,500
Full Market Value	\$11,615,997	\$10,373,000	\$5,192,000	\$24,955,000
Market Value per SqFt	\$67.52	\$53.23	\$53.28	\$53.10
Distance from Condominium in miles		0.34	0.38	0.32

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07279-7501	3-07282-0062	3-08682-0042	3-08685-0089
Condominium Section	0407-R1			
Address	501 SURF AVENUE	3100 OCEAN PARKWAY	101 BRIGHTWATER COURT	3101 BRIGHTON 2 STREET
Neighborhood	CONEY ISLAND	CONEY ISLAND	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	371	169	41	72
Year Built	1964	1932	1929	1926
Gross SqFt	842,968	192,000	40,320	61,920
Estimated Gross Income	\$9,432,812	\$2,156,165	\$403,800	\$692,953
Gross Income per SqFt	\$11.19	\$11.23	\$10.01	\$11.19
Estimated Expense	\$6,094,659	\$836,327	\$250,365	\$438,785
Expense SqFt	\$7.23	\$4.36	\$6.21	\$7.09
Net Operating Income	\$3,338,153	\$1,319,838	\$153,435	\$254,168
Full Market Value	\$21,948,992	\$5,852,000	\$958,000	\$1,638,000
Market Value per SqFt	\$26.04	\$30.48	\$23.76	\$26.45
Distance from Condominium in miles		0.29	0.45	0.54

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07281-7501	3-07023-0021	3-07071-0019	3-07071-0114
Condominium Section	2157-R1			
Address	3080 WEST 1 STREET	2838 STILLWELL AVENUE	WEST 22 STREET	3022 WEST 22 STREET
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	C1-WALK-UP
Total Units	35	41	40	21
Year Built	2007	2005	2005	1930
Gross SqFt	41,128	37,797	37,753	9,603
Estimated Gross Income	\$733,312	\$673,921	\$558,045	\$217,332
Gross Income per SqFt	\$17.83	\$17.83	\$14.78	\$22.63
Estimated Expense	\$293,325	\$337,149	\$312,867	\$79,589
Expense SqFt	\$7.13	\$8.92	\$8.29	\$8.29
Net Operating Income	\$439,987	\$336,772	\$245,178	\$137,743
Full Market Value	\$3,216,001	\$2,428,000	\$1,691,000	\$1,007,000
Market Value per SqFt	\$78.19	\$64.24	\$44.79	\$104.86
Distance from Condominium in miles		0.65	1.00	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07293-7501	3-06264-0029	3-08693-0012	
Condominium Section	0822-R1			
Address	1400 AVENUE S	2160 78 STREET	3161 BRIGHTON 6 STREET	
Neighborhood	MADISON	BENSONHURST	BRIGHTON BEACH	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	8	52	154	
Year Built	2001	1991	1983	
Gross SqFt	11,504	51,419	120,000	
Estimated Gross Income	\$217,771	\$1,004,184	\$2,198,400	
Gross Income per SqFt	\$18.93	\$19.53	\$18.32	
Estimated Expense	\$102,040	\$555,180	\$1,054,800	
Expense SqFt	\$8.87	\$10.80	\$8.79	
Net Operating Income	\$115,731	\$449,004	\$1,143,600	
Full Market Value	\$833,999	\$3,218,000	\$7,050,000	
Market Value per SqFt	\$72.50	\$62.58	\$58.75	
Distance from Condominium in miles		1.77	1.85	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07298-7501	3-07322-0061	3-06781-0061	
Condominium Section	1697-R1			
Address	2384 OCEAN AVENUE	2049 EAST 17 STREET	1641 EAST 18 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	10	16	12	
Year Built	2004	1926	2010	
Gross SqFt	9,906	13,900	15,650	
Estimated Gross Income	\$168,996	\$231,161	\$273,875	
Gross Income per SqFt	\$17.06	\$16.63	\$17.50	
Estimated Expense	\$69,639	\$132,685	\$70,738	
Expense SqFt	\$7.03	\$9.55	\$4.52	
Net Operating Income	\$99,357	\$98,476	\$203,137	
Full Market Value	\$716,000	\$676,000	\$302,000	
Market Value per SqFt	\$72.28	\$48.63	\$19.30	
Distance from Condominium in miles		0.19	0.47	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07298-7502	3-06781-0061	3-06783-0055	
Condominium Section	2051-R1			
Address	2408 OCEAN AVENUE	1641 EAST 18 STREET	2151 OCEAN AVENUE	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	21	12	12	
Year Built	2006	2010	2006	
Gross SqFt	25,009	15,650	19,200	
Estimated Gross Income	\$437,658	\$273,875	\$336,000	
Gross Income per SqFt	\$17.50	\$17.50	\$17.50	
Estimated Expense	\$113,041	\$70,738	\$75,072	
Expense SqFt	\$4.52	\$4.52	\$3.91	
Net Operating Income	\$324,617	\$203,137	\$260,928	
Full Market Value	\$2,342,999	\$302,000	\$1,344,000	
Market Value per SqFt	\$93.69	\$19.30	\$70.00	
Distance from Condominium in miles		0.47	0.49	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07298-7503	3-06781-0061	3-06783-0055	
Condominium Section	2055-R1			
Address	2388 OCEAN AVENUE	1641 EAST 18 STREET	2151 OCEAN AVENUE	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	21	12	12	
Year Built		2010	2006	
Gross SqFt	23,679	15,650	19,200	
Estimated Gross Income	\$414,383	\$273,875	\$336,000	
Gross Income per SqFt	\$17.50	\$17.50	\$17.50	
Estimated Expense	\$107,029	\$70,738	\$75,072	
Expense SqFt	\$4.52	\$4.52	\$3.91	
Net Operating Income	\$307,354	\$203,137	\$260,928	
Full Market Value	\$2,258,001	\$302,000	\$1,344,000	
Market Value per SqFt	\$95.36	\$19.30	\$70.00	
Distance from Condominium in miles		0.47	0.49	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07299-7501	3-06825-0037	3-07404-0020	
Condominium Section	1407-R1			
Address	2421 OCEAN AVENUE	2350 OCEAN AVENUE	2770 OCEAN AVENUE	
Neighborhood	MADISON	MADISON	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	12	110	106	
Year Built		1974	1963	
Gross SqFt	17,388	130,842	97,157	
Estimated Gross Income	\$293,162	\$2,319,510	\$1,553,576	
Gross Income per SqFt	\$16.86	\$17.73	\$15.99	
Estimated Expense	\$131,801	\$1,162,332	\$784,572	
Expense SqFt	\$7.58	\$8.88	\$8.08	
Net Operating Income	\$161,361	\$1,157,178	\$769,004	
Full Market Value	\$1,168,002	\$8,344,000	\$5,246,000	
Market Value per SqFt	\$67.17	\$63.77	\$54.00	
Distance from Condominium in miles		0.18	0.63	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07299-7502	3-06783-0055	3-07321-0066	
Condominium Section	1816-R1			
Address	2381 OCEAN AVENUE	2151 OCEAN AVENUE	2035 EAST 16 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	22	12	65	
Year Built	2006	2006	1960	
Gross SqFt	28,967	19,200	46,200	
Estimated Gross Income	\$481,142	\$336,000	\$726,300	
Gross Income per SqFt	\$16.61	\$17.50	\$15.72	
Estimated Expense	\$216,514	\$75,072	\$362,463	
Expense SqFt	\$7.47	\$3.91	\$7.85	
Net Operating Income	\$264,628	\$260,928	\$363,837	
Full Market Value	\$1,685,998	\$1,344,000	\$2,489,000	
Market Value per SqFt	\$58.20	\$70.00	\$53.87	
Distance from Condominium in miles		0.49	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07325-7501	3-08693-0012	3-05186-0038	3-05328-0015
Condominium Section	1495-R1			
Address	2511 OCEAN AVENUE	3161 BRIGHTON 6 STREET	2211 DITMAS AVENUE	120 OCEAN PARKWAY
Neighborhood	MADISON	BRIGHTON BEACH	FLATBUSH-CENTRAL	KENSINGTON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	154	48	60
Year Built	2005	1983	1915	1931
Gross SqFt	43,876	120,000	56,844	75,000
Estimated Gross Income	\$518,176	\$2,198,400	\$671,422	\$794,098
Gross Income per SqFt	\$11.81	\$18.32	\$11.81	\$10.59
Estimated Expense	\$267,205	\$1,054,800	\$346,061	\$347,809
Expense SqFt	\$6.09	\$8.79	\$6.09	\$4.64
Net Operating Income	\$250,971	\$1,143,600	\$325,361	\$446,289
Full Market Value	\$1,618,001	\$7,050,000	\$1,683,000	\$1,980,000
Market Value per SqFt	\$36.88	\$58.75	\$29.61	\$26.40
Distance from Condominium in miles		1.80	2.82	3.43

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07325-7502	3-07321-0066	3-06825-0037	3-07404-0020
Condominium Section	1476-R1			
Address	2471 OCEAN AVENUE	2035 EAST 16 STREET	2350 OCEAN AVENUE	2770 OCEAN AVENUE
Neighborhood	MADISON	MADISON	MADISON	SHEEPSHEAD BAY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	7	65	110	106
Year Built	2005	1960	1974	1963
Gross SqFt	12,883	46,200	130,842	97,157
Estimated Gross Income	\$228,416	\$726,300	\$2,319,510	\$1,553,576
Gross Income per SqFt	\$17.73	\$15.72	\$17.73	\$15.99
Estimated Expense	\$91,340	\$362,463	\$1,162,332	\$784,572
Expense SqFt	\$7.09	\$7.85	\$8.88	\$8.08
Net Operating Income	\$137,076	\$363,837	\$1,157,178	\$769,004
Full Market Value	\$988,003	\$2,489,000	\$8,344,000	\$5,246,000
Market Value per SqFt	\$76.69	\$53.87	\$63.77	\$54.00
Distance from Condominium in miles		0.22	0.33	0.47

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07325-7503	3-07321-0066	3-06825-0037	3-07404-0020
Condominium Section	1569-R1			
Address	2475 OCEAN AVENUE	2035 EAST 16 STREET	2350 OCEAN AVENUE	2770 OCEAN AVENUE
Neighborhood	MADISON	MADISON	MADISON	SHEEPSHEAD BAY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	7	65	110	106
Year Built	2005	1960	1974	1963
Gross SqFt	10,752	46,200	130,842	97,157
Estimated Gross Income	\$190,633	\$726,300	\$2,319,510	\$1,553,576
Gross Income per SqFt	\$17.73	\$15.72	\$17.73	\$15.99
Estimated Expense	\$76,232	\$362,463	\$1,162,332	\$784,572
Expense SqFt	\$7.09	\$7.85	\$8.88	\$8.08
Net Operating Income	\$114,401	\$363,837	\$1,157,178	\$769,004
Full Market Value	\$820,000	\$2,489,000	\$8,344,000	\$5,246,000
Market Value per SqFt	\$76.26	\$53.87	\$63.77	\$54.00
Distance from Condominium in miles		0.22	0.33	0.47

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07325-7504	3-06783-0055	3-06781-0061	
Condominium Section	2028-R1			
Address	2523 OCEAN AVENUE	2151 OCEAN AVENUE	1641 EAST 18 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	15	12	12	
Year Built	2005	2006	2010	
Gross SqFt	17,109	19,200	15,650	
Estimated Gross Income	\$299,408	\$336,000	\$273,875	
Gross Income per SqFt	\$17.50	\$17.50	\$17.50	
Estimated Expense	\$80,583	\$75,072	\$70,738	
Expense SqFt	\$4.71	\$3.91	\$4.52	
Net Operating Income	\$218,825	\$260,928	\$203,137	
Full Market Value	\$1,574,004	\$1,344,000	\$302,000	
Market Value per SqFt	\$92.00	\$70.00	\$19.30	
Distance from Condominium in miles		0.65	0.64	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07344-7501	3-07457-0046	3-07348-0044	
Condominium Section	2420-R1			
Address	2126 HOMECREST AVENUE	2685 HOMECREST AVENUE	2175 EAST 15 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	8	76	36	
Year Built	2007	1959	1962	
Gross SqFt	11,778	54,678	29,000	
Estimated Gross Income	\$182,206	\$991,071	\$371,445	
Gross Income per SqFt	\$15.47	\$18.13	\$12.81	
Estimated Expense	\$91,162	\$528,430	\$216,726	
Expense SqFt	\$7.74	\$9.66	\$7.47	
Net Operating Income	\$91,044	\$462,641	\$154,719	
Full Market Value	\$684,000	\$3,256,000	\$1,033,000	
Market Value per SqFt	\$58.07	\$59.55	\$35.62	
Distance from Condominium in miles		0.77	0.20	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07353-7501	3-07457-0046	3-07467-0013	
Condominium Section	1846-R1			
Address	2569 OCEAN AVENUE	2685 HOMECREST AVENUE	2654 EAST 23 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
Total Units	27	76	16	
Year Built	2007	1959	1982	
Gross SqFt	65,764	54,678	10,248	
Estimated Gross Income	\$1,223,210	\$991,071	\$195,452	
Gross Income per SqFt	\$18.60	\$18.13	\$19.07	
Estimated Expense	\$627,389	\$528,430	\$93,366	
Expense SqFt	\$9.54	\$9.66	\$9.11	
Net Operating Income	\$595,821	\$462,641	\$102,086	
Full Market Value	\$4,287,002	\$3,256,000	\$584,000	
Market Value per SqFt	\$65.19	\$59.55	\$56.99	
Distance from Condominium in miles		0.87	0.79	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07404-7502	3-07470-0070	3-08765-0027	
Condominium Section	1749-R1			
Address	2736 OCEAN AVENUE	4641 BEDFORD AVENUE	2742 EAST 13 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	C9-WALK-UP	C1-WALK-UP	
Total Units	14	16	37	
Year Built	2005	1976	1967	
Gross SqFt	21,306	12,092	26,074	
Estimated Gross Income	\$341,748	\$195,275	\$415,358	
Gross Income per SqFt	\$16.04	\$16.15	\$15.93	
Estimated Expense	\$141,046	\$67,004	\$200,744	
Expense SqFt	\$6.62	\$5.54	\$7.70	
Net Operating Income	\$200,702	\$128,271	\$214,614	
Full Market Value	\$1,442,001	\$720,000	\$1,465,000	
Market Value per SqFt	\$67.68	\$59.54	\$56.19	
Distance from Condominium in miles		0.55	0.73	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07404-7503	3-08786-0029	3-07467-0013	3-07470-0070
Condominium Section	1973-R1			
Address	2752 OCEAN AVENUE	3611 SHORE PARKWAY	2654 EAST 23 STREET	4641 BEDFORD AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	20	16	16	16
Year Built	2004	1982	1982	1976
Gross SqFt	19,032	10,384	10,248	12,092
Estimated Gross Income	\$346,192	\$188,885	\$195,452	\$195,275
Gross Income per SqFt	\$18.19	\$18.19	\$19.07	\$16.15
Estimated Expense	\$186,133	\$90,652	\$93,366	\$67,004
Expense SqFt	\$9.78	\$8.73	\$9.11	\$5.54
Net Operating Income	\$160,059	\$98,233	\$102,086	\$128,271
Full Market Value	\$1,152,000	\$707,000	\$584,000	\$720,000
Market Value per SqFt	\$60.53	\$68.09	\$56.99	\$59.54
Distance from Condominium in miles		0.69	0.49	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07405-7501	3-07457-0046	3-07404-0020	
Condominium Section	2184-R1			
Address	2781 OCEAN AVENUE	2685 HOMECREST AVENUE	2770 OCEAN AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	72	76	106	
Year Built	1957	1959	1963	
Gross SqFt	62,370	54,678	97,157	
Estimated Gross Income	\$1,130,768	\$991,071	\$1,553,576	
Gross Income per SqFt	\$18.13	\$18.13	\$15.99	
Estimated Expense	\$452,183	\$528,430	\$784,572	
Expense SqFt	\$7.25	\$9.66	\$8.08	
Net Operating Income	\$678,585	\$462,641	\$769,004	
Full Market Value	\$4,885,996	\$3,256,000	\$5,246,000	
Market Value per SqFt	\$78.34	\$59.55	\$54.00	
Distance from Condominium in miles		0.61	0.06	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07412-7501	3-07458-0001	3-07457-0046	
Condominium Section	0284-R1			
Address	2475 EAST 11 STREET	2611 EAST 13 STREET	2685 HOMECREST AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	62	64	76	
Year Built	1961	1958	1959	
Gross SqFt	60,072	61,104	54,678	
Estimated Gross Income	\$905,285	\$950,461	\$991,071	
Gross Income per SqFt	\$15.07	\$15.55	\$18.13	
Estimated Expense	\$490,188	\$485,430	\$528,430	
Expense SqFt	\$8.16	\$7.94	\$9.66	
Net Operating Income	\$415,097	\$465,031	\$462,641	
Full Market Value	\$2,855,000	\$3,185,000	\$3,256,000	
Market Value per SqFt	\$47.53	\$52.12	\$59.55	
Distance from Condominium in miles		0.33	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07414-7501	3-08786-0029	3-07415-0001	
Condominium Section	0532-R1			
Address	1208 SHEEPSHEAD BAY ROAD	3611 SHORE PARKWAY	2403 EAST 13 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	16	12	
Year Built	1988	1982	1975	
Gross SqFt	14,100	10,384	9,000	
Estimated Gross Income	\$258,312	\$188,885	\$165,746	
Gross Income per SqFt	\$18.32	\$18.19	\$18.42	
Estimated Expense	\$144,243	\$90,652	\$67,231	
Expense SqFt	\$10.23	\$8.73	\$7.47	
Net Operating Income	\$114,069	\$98,233	\$98,515	
Full Market Value	\$821,000	\$707,000	\$554,000	
Market Value per SqFt	\$58.23	\$68.09	\$61.56	
Distance from Condominium in miles		0.85	0.07	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07435-7501	3-07467-0013	3-07415-0001	
Condominium Section	1160-R1			
Address	2573 EAST 14 STREET	2654 EAST 23 STREET	2403 EAST 13 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	9	16	12	
Year Built	2004	1982	1975	
Gross SqFt	8,745	10,248	9,000	
Estimated Gross Income	\$161,695	\$195,452	\$165,746	
Gross Income per SqFt	\$18.49	\$19.07	\$18.42	
Estimated Expense	\$49,847	\$93,366	\$67,231	
Expense SqFt	\$5.70	\$9.11	\$7.47	
Net Operating Income	\$111,848	\$102,086	\$98,515	
Full Market Value	\$806,004	\$584,000	\$554,000	
Market Value per SqFt	\$92.17	\$56.99	\$61.56	
Distance from Condominium in miles		0.45	0.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07437-7503	3-07467-0013	3-08786-0029	
Condominium Section	1862-R1			
Address	2570 EAST 17 STREET	2654 EAST 23 STREET	3611 SHORE PARKWAY	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	16	
Year Built	2005	1982	1982	
Gross SqFt	13,078	10,248	10,384	
Estimated Gross Income	\$243,643	\$195,452	\$188,885	
Gross Income per SqFt	\$18.63	\$19.07	\$18.19	
Estimated Expense	\$76,376	\$93,366	\$90,652	
Expense SqFt	\$5.84	\$9.11	\$8.73	
Net Operating Income	\$167,267	\$102,086	\$98,233	
Full Market Value	\$1,750,997	\$584,000	\$707,000	
Market Value per SqFt	\$133.89	\$56.99	\$68.09	
Distance from Condominium in miles		0.36	0.60	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07440-7501	3-07415-0001	3-07467-0013	
Condominium Section	0014-R1			
Address	2900 OCEAN AVENUE	2403 EAST 13 STREET	2654 EAST 23 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	4	12	16	
Year Built	1957	1975	1982	
Gross SqFt	3,588	9,000	10,248	
Estimated Gross Income	\$67,275	\$165,746	\$195,452	
Gross Income per SqFt	\$18.75	\$18.42	\$19.07	
Estimated Expense	\$31,395	\$67,231	\$93,366	
Expense SqFt	\$8.75	\$7.47	\$9.11	
Net Operating Income	\$35,880	\$98,515	\$102,086	
Full Market Value	\$257,000	\$554,000	\$584,000	
Market Value per SqFt	\$71.63	\$61.56	\$56.99	
Distance from Condominium in miles		0.34	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07440-7501	3-07357-0001	3-08805-0134	
Condominium Section	0014-R2			
Address	2900 OCEAN AVENUE	4190 BEDFORD AVENUE	2815 COYLE STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	88	83	78	
Year Built	1957	1961	1961	
Gross SqFt	75,324	75,000	67,000	
Estimated Gross Income	\$1,184,847	\$1,170,238	\$1,062,942	
Gross Income per SqFt	\$15.73	\$15.60	\$15.86	
Estimated Expense	\$597,319	\$603,687	\$522,792	
Expense SqFt	\$7.93	\$8.05	\$7.80	
Net Operating Income	\$587,528	\$566,551	\$540,150	
Full Market Value	\$4,226,987	\$3,879,000	\$3,691,000	
Market Value per SqFt	\$56.12	\$51.72	\$55.09	
Distance from Condominium in miles		0.68	0.92	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07460-7501	3-07467-0013	3-08786-0029	
Condominium Section	1722-R1			
Address	2617 EAST 16 STREET	2654 EAST 23 STREET	3611 SHORE PARKWAY	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	8	16	16	
Year Built	2004	1982	1982	
Gross SqFt	7,495	10,248	10,384	
Estimated Gross Income	\$139,632	\$195,452	\$188,885	
Gross Income per SqFt	\$18.63	\$19.07	\$18.19	
Estimated Expense	\$66,855	\$93,366	\$90,652	
Expense SqFt	\$8.92	\$9.11	\$8.73	
Net Operating Income	\$72,777	\$102,086	\$98,233	
Full Market Value	\$500,000	\$584,000	\$707,000	
Market Value per SqFt	\$66.71	\$56.99	\$68.09	
Distance from Condominium in miles		0.33	0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07462-7501	3-08792-0063	3-07457-0046	
Condominium Section	1743-R1			
Address	2615 EAST 17 STREET	2801 EMMONS AVENUE	2685 HOMECREST AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	29	55	76	
Year Built	2006	2004	1959	
Gross SqFt	32,236	45,054	54,678	
Estimated Gross Income	\$610,227	\$1,209,249	\$991,071	
Gross Income per SqFt	\$18.93	\$26.84	\$18.13	
Estimated Expense	\$295,926	\$508,209	\$528,430	
Expense SqFt	\$9.18	\$11.28	\$9.66	
Net Operating Income	\$314,301	\$701,040	\$462,641	
Full Market Value	\$2,350,002	\$5,067,000	\$3,256,000	
Market Value per SqFt	\$72.90	\$112.47	\$59.55	
Distance from Condominium in miles		0.65	0.26	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07465-7501	3-06264-0029	3-05079-0019	
Condominium Section	1442-R1			
Address	2012 JEROME AVENUE	2160 78 STREET	142 ST PAUL'S PLACE	
Neighborhood	SHEEPSHEAD BAY	BENSONHURST	FLATBUSH-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	12	52	16	
Year Built	2006	1991	1912	
Gross SqFt	25,861	51,419	16,080	
Estimated Gross Income	\$598,165	\$1,004,184	\$429,829	
Gross Income per SqFt	\$23.13	\$19.53	\$26.73	
Estimated Expense	\$244,645	\$555,180	\$204,184	
Expense SqFt	\$9.46	\$10.80	\$12.70	
Net Operating Income	\$353,520	\$449,004	\$225,645	
Full Market Value	\$2,566,004	\$3,218,000	\$1,631,000	
Market Value per SqFt	\$99.22	\$62.58	\$101.43	
Distance from Condominium in miles		2.59	4.43	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07638-7503	3-05210-0017	3-05101-0090	
Condominium Section	1346-R1			
Address	1733 OCEAN AVENUE	1247 FLATBUSH AVENUE	543 OCEAN AVENUE	
Neighborhood	MIDWOOD	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	15	46	62	
Year Built	2005	2007	1939	
Gross SqFt	24,167	25,212	21,840	
Estimated Gross Income	\$446,123	\$435,982	\$428,463	
Gross Income per SqFt	\$18.46	\$17.29	\$19.62	
Estimated Expense	\$200,586	\$297,225	\$193,112	
Expense SqFt	\$8.30	\$11.79	\$8.84	
Net Operating Income	\$245,537	\$138,757	\$235,351	
Full Market Value	\$1,766,000	\$1,002,000	\$1,686,000	
Market Value per SqFt	\$73.07	\$39.74	\$77.20	
Distance from Condominium in miles		1.40	2.01	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07964-7501	3-07868-0036	3-08144-0020	
Condominium Section	0120-R1			
Address	538 EAST 86 STREET	20 BAUGHMAN PLACE	945 EAST 94 STREET	
Neighborhood	CANARSIE	FLATLANDS	CANARSIE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	18	24	40	
Year Built	1900	1926	1929	
Gross SqFt	24,544	10,750	36,480	
Estimated Gross Income	\$441,792	\$257,706	\$434,889	
Gross Income per SqFt	\$18.00	\$23.97	\$11.92	
Estimated Expense	\$198,806	\$111,504	\$236,483	
Expense SqFt	\$8.10	\$10.37	\$6.48	
Net Operating Income	\$242,986	\$146,202	\$198,406	
Full Market Value	\$1,750,998	\$1,004,000	\$1,266,000	
Market Value per SqFt	\$71.34	\$93.40	\$34.70	
Distance from Condominium in miles		1.86	0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08010-7501	3-04868-0024	3-04868-0021	3-05062-0026
Condominium Section	0037-R1			
Address	751 EAST 89 STREET	274 LINDEN BOULEVARD	268 LINDEN BOULEVARD	373 OCEAN AVENUE
Neighborhood	CANARSIE	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-CENTRAL
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	16	16	24
Year Built	1985	1931	1931	1939
Gross SqFt	11,402	15,800	16,800	12,700
Estimated Gross Income	\$159,742	\$162,266	\$172,536	\$195,857
Gross Income per SqFt	\$14.01	\$10.27	\$10.27	\$15.42
Estimated Expense	\$76,676	\$102,226	\$108,696	\$85,738
Expense SqFt	\$6.72	\$6.47	\$6.47	\$6.75
Net Operating Income	\$83,066	\$60,040	\$63,840	\$110,119
Full Market Value	\$528,002	\$374,000	\$398,000	\$755,000
Market Value per SqFt	\$46.31	\$23.67	\$23.69	\$59.45
Distance from Condominium in miles		2.30	2.30	2.96

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08038-7502	3-04755-0039	3-07868-0036	
Condominium Section	1180-R1			
Address	1029 EAST 86 STREET	597 EAST 95 STREET	20 BAUGHMAN PLACE	
Neighborhood	CANARSIE	CANARSIE	FLATLANDS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	18	19	24	
Year Built		1931	1926	
Gross SqFt	28,308	18,000	10,750	
Estimated Gross Income	\$489,445	\$208,968	\$257,706	
Gross Income per SqFt	\$17.29	\$11.61	\$23.97	
Estimated Expense	\$200,672	\$91,077	\$111,504	
Expense SqFt	\$7.09	\$5.06	\$10.37	
Net Operating Income	\$288,773	\$117,891	\$146,202	
Full Market Value	\$2,085,006	\$755,000	\$1,004,000	
Market Value per SqFt	\$73.65	\$41.94	\$93.40	
Distance from Condominium in miles		1.25	1.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08237-7501	3-04688-0001	3-08206-0005	
Condominium Section	0144-R1			
Address	1364 EAST 92 STREET	9101 CHURCH AVENUE	1177 EAST 98 STREET	
Neighborhood	CANARSIE	CANARSIE	CANARSIE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	86	67	
Year Built	1900	1963	1964	
Gross SqFt	24,880	73,656	59,850	
Estimated Gross Income	\$324,186	\$1,066,216	\$711,153	
Gross Income per SqFt	\$13.03	\$14.48	\$11.88	
Estimated Expense	\$175,653	\$492,778	\$385,311	
Expense SqFt	\$7.06	\$6.69	\$6.44	
Net Operating Income	\$148,533	\$573,438	\$325,842	
Full Market Value	\$965,006	\$3,967,000	\$2,080,000	
Market Value per SqFt	\$38.79	\$53.86	\$34.75	
Distance from Condominium in miles		1.54	0.48	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08295-7501	3-08302-0075	3-08310-0054	3-04755-0039
Condominium Section	0272-R1			
Address	9204 AVENUE N	9915 SEAVIEW AVENUE	10515 SEAVIEW AVENUE	597 EAST 95 STREET
Neighborhood	CANARSIE	CANARSIE	CANARSIE	CANARSIE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	14	19
Year Built	1900	1965	1961	1931
Gross SqFt	15,795	10,854	10,187	18,000
Estimated Gross Income	\$196,648	\$135,617	\$134,826	\$208,968
Gross Income per SqFt	\$12.45	\$12.49	\$13.24	\$11.61
Estimated Expense	\$95,876	\$68,027	\$70,233	\$91,077
Expense SqFt	\$6.07	\$6.27	\$6.89	\$5.06
Net Operating Income	\$100,772	\$67,590	\$64,593	\$117,891
Full Market Value	\$472,001	\$421,000	\$429,000	\$755,000
Market Value per SqFt	\$29.88	\$38.79	\$42.11	\$41.94
Distance from Condominium in miles		0.38	0.73	1.74

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08374-7505	3-08341-0100	3-08341-0121	
Condominium Section	1775-R1			
Address	1930 BERGEN AVENUE	1089 EAST 73 STREET	1054 BERGEN AVENUE	
Neighborhood	BERGEN BEACH	BERGEN BEACH	BERGEN BEACH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	208	24	24	
Year Built	2005	2003	2003	
Gross SqFt	247,998	27,975	27,975	
Estimated Gross Income	\$4,220,926	\$474,028	\$478,445	
Gross Income per SqFt	\$17.02	\$16.94	\$17.10	
Estimated Expense	\$1,688,370	\$237,787	\$207,201	
Expense SqFt	\$6.81	\$8.50	\$7.41	
Net Operating Income	\$2,532,556	\$236,241	\$271,244	
Full Market Value	\$18,171,019	\$1,708,000	\$2,374,000	
Market Value per SqFt	\$73.27	\$61.05	\$84.86	
Distance from Condominium in miles		0.57	0.57	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08470-7501	3-05079-0019	3-01251-0001	
Condominium Section	1818-R1			
Address	5923 STRICKLAND AVENUE	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	
Neighborhood	MILL BASIN	FLATBUSH-CENTRAL	CROWN HEIGHTS	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	20	16	80	
Year Built		1912	1910	
Gross SqFt	17,219	16,080	54,516	
Estimated Gross Income	\$432,541	\$429,829	\$1,281,173	
Gross Income per SqFt	\$25.12	\$26.73	\$23.50	
Estimated Expense	\$151,389	\$204,184	\$890,581	
Expense SqFt	\$8.79	\$12.70	\$16.34	
Net Operating Income	\$281,152	\$225,645	\$390,592	
Full Market Value	\$2,041,000	\$1,631,000	\$2,849,000	
Market Value per SqFt	\$118.53	\$101.43	\$52.26	
Distance from Condominium in miles		3.63	4.38	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08664-7501	3-08719-0073	3-08709-0014	
Condominium Section	0920-R1			
Address	2943 BRIGHTON 4 STREET	161 CORBIN PLACE	149 BRIGHTON 11 STREET	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	19	63	58	
Year Built	2001	1964	1946	
Gross SqFt	18,163	49,600	35,400	
Estimated Gross Income	\$313,312	\$964,944	\$532,770	
Gross Income per SqFt	\$17.25	\$19.45	\$15.05	
Estimated Expense	\$125,325	\$507,317	\$271,518	
Expense SqFt	\$6.90	\$10.23	\$7.67	
Net Operating Income	\$187,987	\$457,627	\$261,252	
Full Market Value	\$1,353,000	\$3,105,000	\$1,797,000	
Market Value per SqFt	\$74.49	\$62.60	\$50.76	
Distance from Condominium in miles		0.55	0.33	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08664-7502	3-06595-0005	3-07161-0007	3-07079-0001
Condominium Section	2006-R1			
Address	2955 BRIGHTON 4 STREET	7101 BAY PARKWAY	2302 WEST 12 STREET	1905 WEST 10 STREET
Neighborhood	BRIGHTON BEACH	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	14	65	12	20
Year Built		1927	1978	1931
Gross SqFt	15,978	39,690	13,536	12,600
Estimated Gross Income	\$256,127	\$676,349	\$217,710	\$201,923
Gross Income per SqFt	\$16.03	\$17.04	\$16.08	\$16.03
Estimated Expense	\$116,000	\$381,367	\$119,739	\$91,446
Expense SqFt	\$7.26	\$9.61	\$8.85	\$7.26
Net Operating Income	\$140,127	\$294,982	\$97,971	\$110,477
Full Market Value	\$1,008,000	\$1,892,000	\$430,000	\$753,000
Market Value per SqFt	\$63.09	\$47.67	\$31.77	\$59.76
Distance from Condominium in miles		2.31	1.24	1.67

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08665-7502	3-08678-0073	3-08709-0014	
Condominium Section	1987-R1			
Address	2964 BRIGHTON 6 STREET	3160 CONEY ISLAND AVENUE	149 BRIGHTON 11 STREET	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	14	16	58	
Year Built		1938	1946	
Gross SqFt	22,446	12,160	35,400	
Estimated Gross Income	\$359,585	\$206,656	\$532,770	
Gross Income per SqFt	\$16.02	\$16.99	\$15.05	
Estimated Expense	\$161,813	\$97,138	\$271,518	
Expense SqFt	\$7.21	\$7.99	\$7.67	
Net Operating Income	\$197,772	\$109,518	\$261,252	
Full Market Value	\$1,423,000	\$585,000	\$1,797,000	
Market Value per SqFt	\$63.40	\$48.11	\$50.76	
Distance from Condominium in miles		0.16	0.28	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08667-7501	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	2196-R1			
Address	2955 BRIGHTON 7 STREET	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	8	16	80	52
Year Built	2006	1912	1910	1991
Gross SqFt	8,886	16,080	54,516	51,419
Estimated Gross Income	\$208,821	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$73,087	\$204,184	\$890,581	\$555,180
Expense SqFt	\$8.22	\$12.70	\$16.34	\$10.80
Net Operating Income	\$135,734	\$225,645	\$390,592	\$449,004
Full Market Value	\$977,001	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$109.95	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		4.85	6.39	2.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08668-7503	3-08661-0060	3-08678-0073	
Condominium Section	1799-R1			
Address	727 OCEAN VIEW AVENUE	129 OCEAN VIEW AVENUE	3160 CONEY ISLAND AVENUE	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	15	23	16	
Year Built	2005	1940	1938	
Gross SqFt	15,752	18,100	12,160	
Estimated Gross Income	\$246,046	\$258,078	\$206,656	
Gross Income per SqFt	\$15.62	\$14.26	\$16.99	
Estimated Expense	\$110,721	\$157,418	\$97,138	
Expense SqFt	\$7.03	\$8.70	\$7.99	
Net Operating Income	\$135,325	\$100,660	\$109,518	
Full Market Value	\$973,999	\$690,000	\$585,000	
Market Value per SqFt	\$61.83	\$38.12	\$48.11	
Distance from Condominium in miles		0.36	0.16	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08669-7501	3-08786-0029	3-08676-0055	
Condominium Section	1573-R1			
Address	120 OCEAN VIEW AVENUE	3611 SHORE PARKWAY	3032 BRIGHTON 7 STREET	
Neighborhood	BRIGHTON BEACH	SHEEPSHEAD BAY	BRIGHTON BEACH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C5-WALK-UP	
Total Units	10	16	12	
Year Built	2004	1982	1930	
Gross SqFt	10,951	10,384	3,100	
Estimated Gross Income	\$213,873	\$188,885	\$73,440	
Gross Income per SqFt	\$19.53	\$18.19	\$23.69	
Estimated Expense	\$74,856	\$90,652	\$34,516	
Expense SqFt	\$6.84	\$8.73	\$11.13	
Net Operating Income	\$139,017	\$98,233	\$38,924	
Full Market Value	\$998,001	\$707,000	\$284,000	
Market Value per SqFt	\$91.13	\$68.09	\$91.61	
Distance from Condominium in miles		1.44	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08669-7502	3-01251-0001	3-06264-0029	3-08693-0012
Condominium Section	1624-R1			
Address	93 WYCKOFF AVENUE	243 KINGSTON AVENUE	2160 78 STREET	3161 BRIGHTON 6 STREET
Neighborhood	BRIGHTON BEACH	CROWN HEIGHTS	BENSONHURST	BRIGHTON BEACH
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	9	80	52	154
Year Built	2005	1910	1991	1983
Gross SqFt	11,948	54,516	51,419	120,000
Estimated Gross Income	\$233,344	\$1,281,173	\$1,004,184	\$2,198,400
Gross Income per SqFt	\$19.53	\$23.50	\$19.53	\$18.32
Estimated Expense	\$81,670	\$890,581	\$555,180	\$1,054,800
Expense SqFt	\$6.84	\$16.34	\$10.80	\$8.79
Net Operating Income	\$151,674	\$390,592	\$449,004	\$1,143,600
Full Market Value	\$1,088,998	\$2,849,000	\$3,218,000	\$7,050,000
Market Value per SqFt	\$91.14	\$52.26	\$62.58	\$58.75
Distance from Condominium in miles		6.64	2.36	0.40

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08678-7501	3-08786-0029	3-08676-0055	
Condominium Section	1581-R1			
Address	728 OCEAN VIEW AVENUE	3611 SHORE PARKWAY	3032 BRIGHTON 7 STREET	
Neighborhood	BRIGHTON BEACH	SHEEPSHEAD BAY	BRIGHTON BEACH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C5-WALK-UP	
Total Units	12	16	12	
Year Built	2004	1982	1930	
Gross SqFt	16,777	10,384	3,100	
Estimated Gross Income	\$327,655	\$188,885	\$73,440	
Gross Income per SqFt	\$19.53	\$18.19	\$23.69	
Estimated Expense	\$136,397	\$90,652	\$34,516	
Expense SqFt	\$8.13	\$8.73	\$11.13	
Net Operating Income	\$191,258	\$98,233	\$38,924	
Full Market Value	\$1,371,000	\$707,000	\$284,000	
Market Value per SqFt	\$81.72	\$68.09	\$91.61	
Distance from Condominium in miles		1.06	0.06	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08679-7501	3-08723-0410	3-08719-0038	
Condominium Section	0141-R1			
Address	3111 OCEAN PARKWAY	1511 CORBIN PLACE	160 WEST END AVENUE	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	116	132	184	
Year Built	1988	1951	1963	
Gross SqFt	121,107	109,832	155,661	
Estimated Gross Income	\$2,365,220	\$2,656,604	\$2,939,968	
Gross Income per SqFt	\$19.53	\$24.19	\$18.89	
Estimated Expense	\$984,600	\$1,053,590	\$1,457,306	
Expense SqFt	\$8.13	\$9.59	\$9.36	
Net Operating Income	\$1,380,620	\$1,603,014	\$1,482,662	
Full Market Value	\$9,895,000	\$11,664,000	\$10,644,000	
Market Value per SqFt	\$81.70	\$106.20	\$68.38	
Distance from Condominium in miles		0.72	0.77	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08690-7501	3-08719-0027	3-08709-0072	
Condominium Section	0380-R1			
Address	3145 BRIGHTON 4 STREET	156 WEST END AVENUE	3030 BRIGHTON 12 STREET	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	97	86	96	
Year Built	1929	1932	1931	
Gross SqFt	98,694	80,390	100,800	
Estimated Gross Income	\$1,374,807	\$1,316,250	\$1,157,184	
Gross Income per SqFt	\$13.93	\$16.37	\$11.48	
Estimated Expense	\$748,101	\$691,845	\$659,232	
Expense SqFt	\$7.58	\$8.61	\$6.54	
Net Operating Income	\$626,706	\$624,405	\$497,952	
Full Market Value	\$4,509,000	\$3,945,000	\$3,179,000	
Market Value per SqFt	\$45.69	\$49.07	\$31.54	
Distance from Condominium in miles		0.48	0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08713-7501	3-05186-0038	3-05328-0015	
Condominium Section	0356-R1			
Address	2 WEST END AVENUE	2211 DITMAS AVENUE	120 OCEAN PARKWAY	
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	KENSINGTON	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	122	48	60	
Year Built		1915	1931	
Gross SqFt	106,627	56,844	75,000	
Estimated Gross Income	\$1,194,222	\$671,422	\$794,098	
Gross Income per SqFt	\$11.20	\$11.81	\$10.59	
Estimated Expense	\$668,764	\$346,061	\$347,809	
Expense SqFt	\$6.27	\$6.09	\$4.64	
Net Operating Income	\$525,458	\$325,361	\$446,289	
Full Market Value	\$2,860,000	\$1,683,000	\$1,980,000	
Market Value per SqFt	\$26.82	\$29.61	\$26.40	
Distance from Condominium in miles		4.19	4.70	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08717-7501	3-05186-0038	3-05328-0015	3-04868-0021
Condominium Section	0355-R1			
Address	1151 BRIGHTON BEACH AVENU	2211 DITMAS AVENUE	120 OCEAN PARKWAY	268 LINDEN BOULEVARD
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	KENSINGTON	FLATBUSH-EAST
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	83	48	60	16
Year Built	1937	1915	1931	1931
Gross SqFt	61,980	56,844	75,000	16,800
Estimated Gross Income	\$731,984	\$671,422	\$794,098	\$172,536
Gross Income per SqFt	\$11.81	\$11.81	\$10.59	\$10.27
Estimated Expense	\$380,078	\$346,061	\$347,809	\$108,696
Expense SqFt	\$6.13	\$6.09	\$4.64	\$6.47
Net Operating Income	\$351,906	\$325,361	\$446,289	\$63,840
Full Market Value	\$1,650,000	\$1,683,000	\$1,980,000	\$398,000
Market Value per SqFt	\$26.62	\$29.61	\$26.40	\$23.69
Distance from Condominium in miles		4.34	4.83	5.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08719-7501	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	2300-R1			
Address	134 WEST END AVENUE	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	9	16	80	52
Year Built	2008	1912	1910	1991
Gross SqFt	9,665	16,080	54,516	51,419
Estimated Gross Income	\$227,128	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$79,495	\$204,184	\$890,581	\$555,180
Expense SqFt	\$8.23	\$12.70	\$16.34	\$10.80
Net Operating Income	\$147,633	\$225,645	\$390,592	\$449,004
Full Market Value	\$1,062,999	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$109.98	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		5.02	6.49	2.77

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7501	3-05079-0019		
Condominium Section	0792-R1			
Address	150 OCEANA DRIVE	142 ST PAUL'S PLACE		
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL		
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR		
Total Units	102	16		
Year Built	2000	1912		
Gross SqFt	74,256	16,080		
Estimated Gross Income	\$1,984,863	\$429,829		
Gross Income per SqFt	\$26.73	\$26.73		
Estimated Expense	\$694,702	\$204,184		
Expense SqFt	\$9.36	\$12.70		
Net Operating Income	\$1,290,161	\$225,645		
Full Market Value	\$14,499,991	\$1,631,000		
Market Value per SqFt	\$195.27	\$101.43		
Distance from Condominium in miles		5.08		

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7502	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	0804-R1			
Address	120 OCEANA DRIVE	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	50	16	80	52
Year Built		1912	1910	1991
Gross SqFt	66,185	16,080	54,516	51,419
Estimated Gross Income	\$1,555,348	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$637,693	\$204,184	\$890,581	\$555,180
Expense SqFt	\$9.64	\$12.70	\$16.34	\$10.80
Net Operating Income	\$917,655	\$225,645	\$390,592	\$449,004
Full Market Value	\$6,692,998	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$101.13	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		5.08	6.59	2.68

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7502	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	0804-R2			
Address	130 OCEANA DRIVE	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	50	16	80	52
Year Built		1912	1910	1991
Gross SqFt	72,043	16,080	54,516	51,419
Estimated Gross Income	\$1,693,011	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$694,135	\$204,184	\$890,581	\$555,180
Expense SqFt	\$9.64	\$12.70	\$16.34	\$10.80
Net Operating Income	\$998,876	\$225,645	\$390,592	\$449,004
Full Market Value	\$7,285,003	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$101.12	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		5.08	6.59	2.68

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7503	3-08665-0547	3-08693-0012	3-08723-0410
Condominium Section	0833-R1			
Address	60 OCEANA DRIVE	2911 BRIGHTON 5 STREET	3161 BRIGHTON 6 STREET	1511 CORBIN PLACE
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	68	106	154	132
Year Built		1963	1983	1951
Gross SqFt	148,512	100,300	120,000	109,832
Estimated Gross Income	\$2,720,740	\$1,388,240	\$2,198,400	\$2,656,604
Gross Income per SqFt	\$18.32	\$13.84	\$18.32	\$24.19
Estimated Expense	\$1,115,503	\$721,835	\$1,054,800	\$1,053,590
Expense SqFt	\$7.51	\$7.20	\$8.79	\$9.59
Net Operating Income	\$1,605,237	\$666,405	\$1,143,600	\$1,603,014
Full Market Value	\$11,549,002	\$4,393,000	\$7,050,000	\$11,664,000
Market Value per SqFt	\$77.76	\$43.80	\$58.75	\$106.20
Distance from Condominium in miles		0.38	0.15	0.21

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7504	3-08693-0012	3-08719-0027	
Condominium Section	0961-R1			
Address	40 OCEANA DRIVE	3161 BRIGHTON 6 STREET	156 WEST END AVENUE	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	
Total Units	75	154	86	
Year Built	2001	1983	1932	
Gross SqFt	146,439	120,000	80,390	
Estimated Gross Income	\$2,682,762	\$2,198,400	\$1,316,250	
Gross Income per SqFt	\$18.32	\$18.32	\$16.37	
Estimated Expense	\$1,287,726	\$1,054,800	\$691,845	
Expense SqFt	\$8.79	\$8.79	\$8.61	
Net Operating Income	\$1,395,036	\$1,143,600	\$624,405	
Full Market Value	\$10,037,004	\$7,050,000	\$3,945,000	
Market Value per SqFt	\$68.54	\$58.75	\$49.07	
Distance from Condominium in miles		0.15	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7505	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1016-R1			
Address	75 OCEANA DRIVE EAST	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	70	16	80	52
Year Built	2002	1912	1910	1991
Gross SqFt	83,058	16,080	54,516	51,419
Estimated Gross Income	\$1,951,863	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$936,894	\$204,184	\$890,581	\$555,180
Expense SqFt	\$11.28	\$12.70	\$16.34	\$10.80
Net Operating Income	\$1,014,969	\$225,645	\$390,592	\$449,004
Full Market Value	\$7,403,004	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$89.13	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		5.08	6.59	2.68

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7506	3-08719-0073	3-08719-0027	
Condominium Section	1057-R1			
Address	70 OCEANA DRIVE WEST	161 CORBIN PLACE	156 WEST END AVENUE	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	
Total Units	48	63	86	
Year Built		1964	1932	
Gross SqFt	65,182	49,600	80,390	
Estimated Gross Income	\$1,194,134	\$964,944	\$1,316,250	
Gross Income per SqFt	\$18.32	\$19.45	\$16.37	
Estimated Expense	\$573,184	\$507,317	\$691,845	
Expense SqFt	\$8.79	\$10.23	\$8.61	
Net Operating Income	\$620,950	\$457,627	\$624,405	
Full Market Value	\$4,468,003	\$3,105,000	\$3,945,000	
Market Value per SqFt	\$68.55	\$62.60	\$49.07	
Distance from Condominium in miles		0.25	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7507	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1082-R1			
Address	45 OCEANA DRIVE	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	71	16	80	52
Year Built		1912	1910	1991
Gross SqFt	96,838	16,080	54,516	51,419
Estimated Gross Income	\$2,275,693	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$1,024,062	\$204,184	\$890,581	\$555,180
Expense SqFt	\$10.58	\$12.70	\$16.34	\$10.80
Net Operating Income	\$1,251,631	\$225,645	\$390,592	\$449,004
Full Market Value	\$9,128,997	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$94.27	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		5.08	6.59	2.68

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7509	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1319-R1			
Address	125 OCEANA DRIVE EAST	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	108	16	80	52
Year Built	2005	1912	1910	1991
Gross SqFt	152,181	16,080	54,516	51,419
Estimated Gross Income	\$3,576,254	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$1,609,314	\$204,184	\$890,581	\$555,180
Expense SqFt	\$10.57	\$12.70	\$16.34	\$10.80
Net Operating Income	\$1,966,940	\$225,645	\$390,592	\$449,004
Full Market Value	\$14,346,001	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$94.27	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		5.08	6.59	2.68

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7510	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1875-R2			
Address	55 OCEANA DRIVE EAST	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	68	16	80	52
Year Built	2007	1912	1910	1991
Gross SqFt	89,641	16,080	54,516	51,419
Estimated Gross Income	\$2,106,564	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$863,691	\$204,184	\$890,581	\$555,180
Expense SqFt	\$9.63	\$12.70	\$16.34	\$10.80
Net Operating Income	\$1,242,873	\$225,645	\$390,592	\$449,004
Full Market Value	\$8,949,001	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$99.83	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		5.08	6.59	2.68

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7512	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1154-R1			
Address	105 OCEANA DRIVE EAST	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	112	16	80	52
Year Built	2002	1912	1910	1991
Gross SqFt	151,508	16,080	54,516	51,419
Estimated Gross Income	\$3,560,438	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$1,602,197	\$204,184	\$890,581	\$555,180
Expense SqFt	\$10.57	\$12.70	\$16.34	\$10.80
Net Operating Income	\$1,958,241	\$225,645	\$390,592	\$449,004
Full Market Value	\$14,281,997	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$94.27	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		5.08	6.59	2.68

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08720-7514	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1249-R1			
Address	65 OCEANA DRIVE EAST	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	63	16	80	52
Year Built		1912	1910	1991
Gross SqFt	106,063	16,080	54,516	51,419
Estimated Gross Income	\$2,492,481	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$1,121,616	\$204,184	\$890,581	\$555,180
Expense SqFt	\$10.57	\$12.70	\$16.34	\$10.80
Net Operating Income	\$1,370,865	\$225,645	\$390,592	\$449,004
Full Market Value	\$9,997,999	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$94.26	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		5.08	6.59	2.68

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08723-7501	3-05328-0015	3-05079-0021	3-03621-0001
Condominium Section	0233-R1			
Address	200 CORBIN PLACE	120 OCEAN PARKWAY	148 ST PAUL'S PLACE	7 HEGEMAN AVENUE
Neighborhood	BRIGHTON BEACH	KENSINGTON	FLATBUSH-CENTRAL	BROWNSVILLE
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	118	60	16	172
Year Built	1961	1931	1912	1948
Gross SqFt	133,505	75,000	16,080	158,620
Estimated Gross Income	\$1,413,818	\$794,098	\$256,395	\$1,515,644
Gross Income per SqFt	\$10.59	\$10.59	\$15.94	\$9.56
Estimated Expense	\$807,705	\$347,809	\$138,530	\$856,653
Expense SqFt	\$6.05	\$4.64	\$8.62	\$5.40
Net Operating Income	\$606,113	\$446,289	\$117,865	\$658,991
Full Market Value	\$3,763,000	\$1,980,000	\$804,000	\$3,910,000
Market Value per SqFt	\$28.19	\$26.40	\$50.00	\$24.65
Distance from Condominium in miles		5.02	5.17	6.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08723-7502	3-08678-0073	3-08709-0014	
Condominium Section	2049-R1			
Address	1182 BRIGHTON BEACH AVENUE	3160 CONEY ISLAND AVENUE	149 BRIGHTON 11 STREET	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	24	16	58	
Year Built	2005	1938	1946	
Gross SqFt	26,656	12,160	35,400	
Estimated Gross Income	\$427,029	\$206,656	\$532,770	
Gross Income per SqFt	\$16.02	\$16.99	\$15.05	
Estimated Expense	\$170,812	\$97,138	\$271,518	
Expense SqFt	\$6.41	\$7.99	\$7.67	
Net Operating Income	\$256,217	\$109,518	\$261,252	
Full Market Value	\$1,835,999	\$585,000	\$1,797,000	
Market Value per SqFt	\$68.88	\$48.11	\$50.76	
Distance from Condominium in miles		0.38	0.30	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08771-7501	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1537-R1			
Address	3368 SHORE PARKWAY SR SOU	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	SHEEPSHEAD BAY	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	16	80	52
Year Built	2004	1912	1910	1991
Gross SqFt	11,523	16,080	54,516	51,419
Estimated Gross Income	\$270,791	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$111,024	\$204,184	\$890,581	\$555,180
Expense SqFt	\$9.63	\$12.70	\$16.34	\$10.80
Net Operating Income	\$159,767	\$225,645	\$390,592	\$449,004
Full Market Value	\$1,164,997	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$101.10	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		4.64	6.08	2.59

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08771-7502	3-07457-0046	3-08792-0063	
Condominium Section	2244-R1			
Address	3360 SHORE PARKWAY SR SOU	2685 HOMECREST AVENUE	2801 EMMONS AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	9	76	55	
Year Built	2007	1959	2004	
Gross SqFt	10,746	54,678	45,054	
Estimated Gross Income	\$209,869	\$991,071	\$1,209,249	
Gross Income per SqFt	\$19.53	\$18.13	\$26.84	
Estimated Expense	\$73,454	\$528,430	\$508,209	
Expense SqFt	\$6.84	\$9.66	\$11.28	
Net Operating Income	\$136,415	\$462,641	\$701,040	
Full Market Value	\$1,001,999	\$3,256,000	\$5,067,000	
Market Value per SqFt	\$93.24	\$59.55	\$112.47	
Distance from Condominium in miles		0.32	0.59	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08772-7503	3-08786-0029	3-08719-0073	
Condominium Section	0938-R1			
Address	1711 SHEEPSHEAD BAY ROAD	3611 SHORE PARKWAY	161 CORBIN PLACE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	BRIGHTON BEACH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D5-ELEVATOR	
Total Units	10	16	63	
Year Built	2001	1982	1964	
Gross SqFt	14,987	10,384	49,600	
Estimated Gross Income	\$274,562	\$188,885	\$964,944	
Gross Income per SqFt	\$18.32	\$18.19	\$19.45	
Estimated Expense	\$112,552	\$90,652	\$507,317	
Expense SqFt	\$7.51	\$8.73	\$10.23	
Net Operating Income	\$162,010	\$98,233	\$457,627	
Full Market Value	\$1,166,002	\$707,000	\$3,105,000	
Market Value per SqFt	\$77.80	\$68.09	\$62.60	
Distance from Condominium in miles		0.44	0.53	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08782-7502	3-07415-0001	3-07444-0023	
Condominium Section	1443-R1			
Address	3567 SHORE PARKWAY SR NOR	2403 EAST 13 STREET	2821 AVENUE Z	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	5	12	12	
Year Built	2005	1975	1935	
Gross SqFt	6,845	9,000	9,600	
Estimated Gross Income	\$118,350	\$165,746	\$155,000	
Gross Income per SqFt	\$17.29	\$18.42	\$16.15	
Estimated Expense	\$60,989	\$67,231	\$61,536	
Expense SqFt	\$8.91	\$7.47	\$6.41	
Net Operating Income	\$57,361	\$98,515	\$93,464	
Full Market Value	\$532,999	\$554,000	\$637,000	
Market Value per SqFt	\$77.87	\$61.56	\$66.35	
Distance from Condominium in miles		0.70	0.36	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08783-7502	3-08786-0029	3-07415-0001	
Condominium Section	1131-R1			
Address	2806 EAST 23 STREET	3611 SHORE PARKWAY	2403 EAST 13 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	16	12	
Year Built	2001	1982	1975	
Gross SqFt	18,590	10,384	9,000	
Estimated Gross Income	\$340,569	\$188,885	\$165,746	
Gross Income per SqFt	\$18.32	\$18.19	\$18.42	
Estimated Expense	\$163,473	\$90,652	\$67,231	
Expense SqFt	\$8.79	\$8.73	\$7.47	
Net Operating Income	\$177,096	\$98,233	\$98,515	
Full Market Value	\$1,273,996	\$707,000	\$554,000	
Market Value per SqFt	\$68.53	\$68.09	\$61.56	
Distance from Condominium in miles		0.17	0.79	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08792-7502	3-08765-0027	3-07439-0006	
Condominium Section	1225-R1			
Address	2800 EAST 29 STREET	2742 EAST 13 STREET	2502 EAST 19 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	18	37	43	
Year Built	2004	1967	1928	
Gross SqFt	37,350	26,074	28,722	
Estimated Gross Income	\$573,323	\$415,358	\$424,037	
Gross Income per SqFt	\$15.35	\$15.93	\$14.76	
Estimated Expense	\$275,270	\$200,744	\$221,992	
Expense SqFt	\$7.37	\$7.70	\$7.73	
Net Operating Income	\$298,053	\$214,614	\$202,045	
Full Market Value	\$2,046,999	\$1,465,000	\$1,375,000	
Market Value per SqFt	\$54.81	\$56.19	\$47.87	
Distance from Condominium in miles		0.82	0.66	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08793-7501	3-07457-0046	3-07414-0033	
Condominium Section	0520-R1			
Address	4050 NOSTRAND AVENUE	2685 HOMECREST AVENUE	1229 AVENUE Y	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	25	76	55	
Year Built	1994	1959	1962	
Gross SqFt	16,602	54,678	46,087	
Estimated Gross Income	\$259,987	\$991,071	\$607,555	
Gross Income per SqFt	\$15.66	\$18.13	\$13.18	
Estimated Expense	\$129,994	\$528,430	\$330,717	
Expense SqFt	\$7.83	\$9.66	\$7.18	
Net Operating Income	\$129,993	\$462,641	\$276,838	
Full Market Value	\$935,001	\$3,256,000	\$1,840,000	
Market Value per SqFt	\$56.32	\$59.55	\$39.92	
Distance from Condominium in miles		0.91	1.04	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08801-7503	3-08786-0029	3-07415-0001	
Condominium Section	1189-R1			
Address	3105 EMMONS AVENUE	3611 SHORE PARKWAY	2403 EAST 13 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	16	12	
Year Built	2004	1982	1975	
Gross SqFt	15,028	10,384	9,000	
Estimated Gross Income	\$275,163	\$188,885	\$165,746	
Gross Income per SqFt	\$18.31	\$18.19	\$18.42	
Estimated Expense	\$121,727	\$90,652	\$67,231	
Expense SqFt	\$8.10	\$8.73	\$7.47	
Net Operating Income	\$153,436	\$98,233	\$98,515	
Full Market Value	\$1,102,000	\$707,000	\$554,000	
Market Value per SqFt	\$73.33	\$68.09	\$61.56	
Distance from Condominium in miles		0.38	1.17	

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08804-7505	3-07071-0114	3-07467-0013	3-08676-0055
Condominium Section	2368-R1			
Address	2833 FORD STREET	3022 WEST 22 STREET	2654 EAST 23 STREET	3032 BRIGHTON 7 STREET
Neighborhood	SHEEPSHEAD BAY	CONEY ISLAND	SHEEPSHEAD BAY	BRIGHTON BEACH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	7	21	16	12
Year Built	2007	1930	1982	1930
Gross SqFt	8,498	9,603	10,248	3,100
Estimated Gross Income	\$192,310	\$217,332	\$195,452	\$73,440
Gross Income per SqFt	\$22.63	\$22.63	\$19.07	\$23.69
Estimated Expense	\$67,304	\$79,589	\$93,366	\$34,516
Expense SqFt	\$7.92	\$8.29	\$9.11	\$11.13
Net Operating Income	\$125,006	\$137,743	\$102,086	\$38,924
Full Market Value	\$912,000	\$1,007,000	\$584,000	\$284,000
Market Value per SqFt	\$107.32	\$104.86	\$56.99	\$91.61
Distance from Condominium in miles		2.98	0.65	1.47

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08810-7502	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1097-R1			
Address	3415 GUIDER AVENUE	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	SHEEPSHEAD BAY	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	16	80	52
Year Built	2003	1912	1910	1991
Gross SqFt	19,690	16,080	54,516	51,419
Estimated Gross Income	\$462,715	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$161,950	\$204,184	\$890,581	\$555,180
Expense SqFt	\$8.22	\$12.70	\$16.34	\$10.80
Net Operating Income	\$300,765	\$225,645	\$390,592	\$449,004
Full Market Value	\$2,200,002	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$111.73	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		4.64	6.15	2.35

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08810-7503	3-06264-0029	3-01042-0059	
Condominium Section	1158-R1			
Address	3411 GUIDER AVENUE	2160 78 STREET	257 15 STREET	
Neighborhood	SHEEPSHEAD BAY	BENSONHURST	PARK SLOPE SOUTH	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	6	52	24	
Year Built		1991	2002	
Gross SqFt	8,235	51,419	21,056	
Estimated Gross Income	\$141,313	\$1,004,184	\$311,116	
Gross Income per SqFt	\$17.16	\$19.53	\$14.78	
Estimated Expense	\$63,479	\$555,180	\$178,463	
Expense SqFt	\$7.71	\$10.80	\$8.48	
Net Operating Income	\$77,834	\$449,004	\$132,653	
Full Market Value	\$568,999	\$3,218,000	\$915,000	
Market Value per SqFt	\$69.10	\$62.58	\$43.46	
Distance from Condominium in miles		2.35	5.86	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08810-7504	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1367-R1			
Address	3429 GUIDER AVENUE	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	SHEEPSHEAD BAY	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	6	16	80	52
Year Built		1912	1910	1991
Gross SqFt	7,610	16,080	54,516	51,419
Estimated Gross Income	\$178,835	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$73,322	\$204,184	\$890,581	\$555,180
Expense SqFt	\$9.63	\$12.70	\$16.34	\$10.80
Net Operating Income	\$105,513	\$225,645	\$390,592	\$449,004
Full Market Value	\$772,000	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$101.45	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		4.64	6.15	2.35

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08810-7505	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1837-R1			
Address	2784 EAST 12 STREET	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	SHEEPSHEAD BAY	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	16	80	52
Year Built	2006	1912	1910	1991
Gross SqFt	11,844	16,080	54,516	51,419
Estimated Gross Income	\$278,334	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$114,117	\$204,184	\$890,581	\$555,180
Expense SqFt	\$9.64	\$12.70	\$16.34	\$10.80
Net Operating Income	\$164,217	\$225,645	\$390,592	\$449,004
Full Market Value	\$1,201,002	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$101.40	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		4.64	6.15	2.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08811-7501	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1071-R1			
Address	3392 GUIDER AVENUE	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	SHEEPSHEAD BAY	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	16	80	52
Year Built	2003	1912	1910	1991
Gross SqFt	24,371	16,080	54,516	51,419
Estimated Gross Income	\$572,719	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$234,815	\$204,184	\$890,581	\$555,180
Expense SqFt	\$9.64	\$12.70	\$16.34	\$10.80
Net Operating Income	\$337,904	\$225,645	\$390,592	\$449,004
Full Market Value	\$2,471,998	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$101.43	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		4.69	6.22	2.34

BOROUGH OF BROOKLYN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08812-7501	3-05079-0019	3-01251-0001	3-06264-0029
Condominium Section	1562-R1			
Address	2801 EAST 11 STREET	142 ST PAUL'S PLACE	243 KINGSTON AVENUE	2160 78 STREET
Neighborhood	SHEEPSHEAD BAY	FLATBUSH-CENTRAL	CROWN HEIGHTS	BENSONHURST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	16	80	52
Year Built	2005	1912	1910	1991
Gross SqFt	21,660	16,080	54,516	51,419
Estimated Gross Income	\$509,010	\$429,829	\$1,281,173	\$1,004,184
Gross Income per SqFt	\$23.50	\$26.73	\$23.50	\$19.53
Estimated Expense	\$208,694	\$204,184	\$890,581	\$555,180
Expense SqFt	\$9.63	\$12.70	\$16.34	\$10.80
Net Operating Income	\$300,316	\$225,645	\$390,592	\$449,004
Full Market Value	\$2,197,001	\$1,631,000	\$2,849,000	\$3,218,000
Market Value per SqFt	\$101.43	\$101.43	\$52.26	\$62.58
Distance from Condominium in miles		4.69	6.21	2.39