

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00086-0011	3-00271-0001	3-00056-0003	3-00237-0054
Address	175 ADAMS STREET	205 STATE STREET	99 GOLD STREET	25 MONROE PLACE
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	1,026	364	88	67
Year Built	1950	2003	1919	1938
Gross SqFt	883,265	242,752	109,875	60,720
Estimated Gross Income	\$10,547,480	\$6,397,996	\$3,305,618	\$1,755,986
Gross Income per SqFt	\$11.94	\$26.36	\$30.09	\$28.92
Estimated Expense	\$5,596,074	\$2,762,431	\$1,533,558	\$642,481
Expense SqFt	\$6.34	\$11.38	\$13.96	\$10.58
Net Operating Income	\$4,951,406	\$3,635,565	\$1,772,060	\$1,113,505
Full Market Value	\$31,560,000	\$26,305,000	\$13,272,000	\$8,360,000
Market Value per SqFt	\$35.73	\$108.36	\$120.79	\$137.68
Distance from Cooperative in miles		0.56	0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00178-0054	3-00164-0030	3-00178-0016	3-00221-0020
Address	423 ATLANTIC AVENUE	179 SCHERMERHORN STREET	404 STATE STREET	80 CRANBERRY STREET
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	BOERUM HILL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	61	215	60	137
Year Built	1900	2007	1928	1900
Gross SqFt	107,000	277,798	29,214	108,780
Estimated Gross Income	\$1,550,430	\$6,886,612	\$878,686	\$2,458,853
Gross Income per SqFt	\$14.49	\$24.79	\$30.08	\$22.60
Estimated Expense	\$577,800	\$3,333,576	\$334,700	\$985,722
Expense SqFt	\$5.40	\$12.00	\$11.46	\$9.06
Net Operating Income	\$972,630	\$3,553,036	\$543,986	\$1,473,131
Full Market Value	\$6,728,000	\$25,818,000	\$4,074,000	\$10,766,000
Market Value per SqFt	\$62.88	\$92.94	\$139.45	\$98.97
Distance from Cooperative in miles		0.27	0.00	1.00

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00181-0039	3-00187-0014	3-00187-0012	
Address	251 PACIFIC STREET	256 PACIFIC STREET	250 PACIFIC STREET	
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	25	25	25	
Year Built	1914	1920	1920	
Gross SqFt	18,530	17,215	17,215	
Estimated Gross Income	\$304,633	\$298,860	\$266,946	
Gross Income per SqFt	\$16.44	\$17.36	\$15.51	
Estimated Expense	\$126,004	\$110,027	\$124,042	
Expense SqFt	\$6.80	\$6.39	\$7.21	
Net Operating Income	\$178,629	\$188,833	\$142,904	
Full Market Value	\$1,293,000	\$1,363,000	\$950,000	
Market Value per SqFt	\$69.78	\$79.18	\$55.18	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00185-0048	3-00185-0039	3-00198-0065	
Address	467 PACIFIC STREET	485 PACIFIC STREET	303 BERGEN STREET	
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	25	20	11	
Year Built	1912	1913	1915	
Gross SqFt	17,855	13,516	11,000	
Estimated Gross Income	\$348,887	\$205,838	\$262,297	
Gross Income per SqFt	\$19.54	\$15.23	\$23.85	
Estimated Expense	\$121,771	\$109,018	\$125,789	
Expense SqFt	\$6.82	\$8.07	\$11.44	
Net Operating Income	\$227,116	\$96,820	\$136,508	
Full Market Value	\$1,628,000	\$509,000	\$994,000	
Market Value per SqFt	\$91.18	\$37.66	\$90.36	
Distance from Cooperative in miles		0.00	0.16	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00200-0005	3-00226-0004	3-00235-0042	
Address	8 OLD FULTON STREET	89 HICKS STREET	36 CLARK STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	11	48	33	
Year Built	1915	1940	1910	
Gross SqFt	17,400	21,000	24,570	
Estimated Gross Income	\$469,974	\$738,137	\$663,708	
Gross Income per SqFt	\$27.01	\$35.15	\$27.01	
Estimated Expense	\$228,114	\$276,428	\$322,003	
Expense SqFt	\$13.11	\$13.16	\$13.11	
Net Operating Income	\$241,860	\$461,709	\$341,705	
Full Market Value	\$1,746,000	\$3,415,000	\$2,467,000	
Market Value per SqFt	\$100.34	\$162.62	\$100.41	
Distance from Cooperative in miles		0.28	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00202-0001	3-00220-0016	3-00208-0310	3-00241-0011
Address	28 OLD FULTON STREET	35 ORANGE STREET	204 COLUMBIA HEIGHTS	63 MONTAGUE STREET
Neighborhood	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	48	16	12
Year Built	1906	1924	1925	1923
Gross SqFt	171,000	47,136	14,120	9,972
Estimated Gross Income	\$2,700,090	\$744,258	\$245,070	\$185,778
Gross Income per SqFt	\$15.79	\$15.79	\$17.36	\$18.63
Estimated Expense	\$1,424,430	\$392,493	\$126,336	\$78,480
Expense SqFt	\$8.33	\$8.33	\$8.95	\$7.87
Net Operating Income	\$1,275,660	\$351,765	\$118,734	\$107,298
Full Market Value	\$8,721,000	\$2,405,000	\$857,000	\$771,000
Market Value per SqFt	\$51.00	\$51.02	\$60.69	\$77.32
Distance from Cooperative in miles		0.18	0.29	0.47

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00208-0331	3-00208-0310	3-00234-0024	3-00234-0039
Address	160 COLUMBIA HEIGHTS	204 COLUMBIA HEIGHTS	169 COLUMBIA HEIGHTS	8 CLARK STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	84	16	122	42
Year Built	1937	1925	1903	1931
Gross SqFt	84,445	14,120	78,096	19,392
Estimated Gross Income	\$2,119,570	\$245,070	\$1,961,181	\$734,725
Gross Income per SqFt	\$25.10	\$17.36	\$25.11	\$37.89
Estimated Expense	\$664,582	\$126,336	\$941,262	\$502,427
Expense SqFt	\$7.87	\$8.95	\$12.05	\$25.91
Net Operating Income	\$1,454,988	\$118,734	\$1,019,919	\$232,298
Full Market Value	\$9,174,000	\$857,000	\$7,406,000	\$1,199,000
Market Value per SqFt	\$108.64	\$60.69	\$94.83	\$61.83
Distance from Cooperative in miles		0.00	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00208-0501	3-00242-0008	3-00242-0006	3-00247-0028
Address	10 MONTAGUE TERRACE	111 MONTAGUE STREET	115 MONTAGUE STREET	74 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	20	33	30	59
Year Built	1900	1902	1902	1912
Gross SqFt	15,197	32,000	32,000	54,640
Estimated Gross Income	\$373,998	\$793,249	\$787,491	\$1,261,698
Gross Income per SqFt	\$24.61	\$24.79	\$24.61	\$23.09
Estimated Expense	\$145,131	\$348,516	\$324,049	\$662,715
Expense SqFt	\$9.55	\$10.89	\$10.13	\$12.13
Net Operating Income	\$228,867	\$444,733	\$463,442	\$598,983
Full Market Value	\$1,584,000	\$3,232,000	\$3,369,000	\$4,356,000
Market Value per SqFt	\$104.23	\$101.00	\$105.28	\$79.72
Distance from Cooperative in miles		0.25	0.25	0.25

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00208-0508	3-00247-0028	3-00242-0008	
Address	2 MONTAGUE TERRACE	74 MONTAGUE STREET	111 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	25	59	33	
Year Built	1917	1912	1902	
Gross SqFt	54,966	54,640	32,000	
Estimated Gross Income	\$1,310,939	\$1,261,698	\$793,249	
Gross Income per SqFt	\$23.85	\$23.09	\$24.79	
Estimated Expense	\$622,765	\$662,715	\$348,516	
Expense SqFt	\$11.33	\$12.13	\$10.89	
Net Operating Income	\$688,174	\$598,983	\$444,733	
Full Market Value	\$5,011,000	\$4,356,000	\$3,232,000	
Market Value per SqFt	\$91.17	\$79.72	\$101.00	
Distance from Cooperative in miles		0.25	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00212-0001	3-00451-0025	3-02148-0013	3-02186-0001
Address	140 CADMAN PLAZA WEST	344 CARROLL STREET	166 SOUTH 9 STREET	555 WYTHE AVENUE
Neighborhood	BROOKLYN HEIGHTS	GOWANUS	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	250	101	60	647
Year Built	1967	1985	1926	1975
Gross SqFt	352,698	72,552	61,650	748,308
Estimated Gross Income	\$4,958,934	\$1,601,357	\$811,931	\$10,098,934
Gross Income per SqFt	\$14.06	\$22.07	\$13.17	\$13.50
Estimated Expense	\$2,479,467	\$645,639	\$430,317	\$5,514,178
Expense SqFt	\$7.03	\$8.90	\$6.98	\$7.37
Net Operating Income	\$2,479,467	\$955,718	\$381,614	\$4,584,756
Full Market Value	\$15,450,000	\$4,995,000	\$2,537,000	\$30,355,000
Market Value per SqFt	\$43.81	\$68.85	\$41.15	\$40.56
Distance from Cooperative in miles		1.49	1.63	1.53

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00216-0003	3-00210-0016	3-00230-0011	3-00235-0061
Address	55 HICKS STREET	42 HICKS STREET	104 HICKS STREET	158 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	12	14	12
Year Built	1900	1900	1840	1855
Gross SqFt	17,245	7,935	6,750	6,345
Estimated Gross Income	\$543,218	\$249,926	\$220,851	\$196,697
Gross Income per SqFt	\$31.50	\$31.50	\$32.72	\$31.00
Estimated Expense	\$170,208	\$78,300	\$79,356	\$65,523
Expense SqFt	\$9.87	\$9.87	\$11.76	\$10.33
Net Operating Income	\$373,010	\$171,626	\$141,495	\$131,174
Full Market Value	\$2,783,000	\$1,281,000	\$1,052,000	\$980,000
Market Value per SqFt	\$161.38	\$161.44	\$155.85	\$154.45
Distance from Cooperative in miles		0.08	0.16	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00217-0001	3-00220-0016	3-00208-0310	
Address	75 HENRY STREET	35 ORANGE STREET	204 COLUMBIA HEIGHTS	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	370	48	16	
Year Built	1967	1924	1925	
Gross SqFt	593,599	47,136	14,120	
Estimated Gross Income	\$9,301,696	\$744,258	\$245,070	
Gross Income per SqFt	\$15.67	\$15.79	\$17.36	
Estimated Expense	\$5,188,055	\$392,493	\$126,336	
Expense SqFt	\$8.74	\$8.33	\$8.95	
Net Operating Income	\$4,113,641	\$351,765	\$118,734	
Full Market Value	\$28,151,000	\$2,405,000	\$857,000	
Market Value per SqFt	\$47.42	\$51.02	\$60.69	
Distance from Cooperative in miles		0.13	0.24	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00226-0001	3-00208-0310	3-00241-0020	
Address	45 PINEAPPLE STREET	204 COLUMBIA HEIGHTS	2 PIERREPONT STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	68	16	41	
Year Built	1939	1925	1949	
Gross SqFt	52,012	14,120	40,178	
Estimated Gross Income	\$936,216	\$245,070	\$748,577	
Gross Income per SqFt	\$18.00	\$17.36	\$18.63	
Estimated Expense	\$437,421	\$126,336	\$316,121	
Expense SqFt	\$8.41	\$8.95	\$7.87	
Net Operating Income	\$498,795	\$118,734	\$432,456	
Full Market Value	\$3,594,000	\$857,000	\$3,109,000	
Market Value per SqFt	\$69.10	\$60.69	\$77.38	
Distance from Cooperative in miles		0.16	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00226-0006	3-00226-0003	3-00236-0082	
Address	87 HICKS STREET	93 HICKS STREET	167 HICKS STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	16	11	
Year Built	1900	1900	1920	
Gross SqFt	9,435	7,900	9,665	
Estimated Gross Income	\$136,483	\$226,208	\$305,317	
Gross Income per SqFt	\$14.47	\$28.63	\$31.59	
Estimated Expense	\$62,458	\$93,800	\$96,457	
Expense SqFt	\$6.62	\$11.87	\$9.98	
Net Operating Income	\$74,025	\$132,408	\$208,860	
Full Market Value	\$433,000	\$995,000	\$928,000	
Market Value per SqFt	\$45.89	\$125.95	\$96.02	
Distance from Cooperative in miles		0.00	0.14	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00226-0010	3-00208-0310	3-00241-0020	
Address	54 ORANGE STREET	204 COLUMBIA HEIGHTS	2 PIERREPONT STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	16	41	
Year Built	1963	1925	1949	
Gross SqFt	34,391	14,120	40,178	
Estimated Gross Income	\$619,038	\$245,070	\$748,577	
Gross Income per SqFt	\$18.00	\$17.36	\$18.63	
Estimated Expense	\$289,228	\$126,336	\$316,121	
Expense SqFt	\$8.41	\$8.95	\$7.87	
Net Operating Income	\$329,810	\$118,734	\$432,456	
Full Market Value	\$2,376,000	\$857,000	\$3,109,000	
Market Value per SqFt	\$69.09	\$60.69	\$77.38	
Distance from Cooperative in miles		0.16	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00226-0013	3-00208-0310	3-00241-0020	
Address	66 ORANGE STREET	204 COLUMBIA HEIGHTS	2 PIERREPONT STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	21	16	41	
Year Built	1913	1925	1949	
Gross SqFt	32,135	14,120	40,178	
Estimated Gross Income	\$578,430	\$245,070	\$748,577	
Gross Income per SqFt	\$18.00	\$17.36	\$18.63	
Estimated Expense	\$270,255	\$126,336	\$316,121	
Expense SqFt	\$8.41	\$8.95	\$7.87	
Net Operating Income	\$308,175	\$118,734	\$432,456	
Full Market Value	\$2,221,000	\$857,000	\$3,109,000	
Market Value per SqFt	\$69.11	\$60.69	\$77.38	
Distance from Cooperative in miles		0.16	0.26	

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00226-0018	3-00236-0007	3-00241-0020	
Address	72 ORANGE STREET	75 PIERREPONT STREET	2 PIERREPONT STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	41	36	41	
Year Built	1938	1925	1949	
Gross SqFt	32,418	25,818	40,178	
Estimated Gross Income	\$650,953	\$555,648	\$748,577	
Gross Income per SqFt	\$20.08	\$21.52	\$18.63	
Estimated Expense	\$260,965	\$245,668	\$316,121	
Expense SqFt	\$8.05	\$9.52	\$7.87	
Net Operating Income	\$389,988	\$309,980	\$432,456	
Full Market Value	\$2,788,000	\$2,273,000	\$3,109,000	
Market Value per SqFt	\$86.00	\$88.04	\$77.38	
Distance from Cooperative in miles		0.20	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00229-0001	3-00234-0039	3-00235-0042	
Address	15 CLARK STREET	8 CLARK STREET	36 CLARK STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	42	33	
Year Built	1920	1931	1910	
Gross SqFt	45,600	19,392	24,570	
Estimated Gross Income	\$1,369,368	\$734,725	\$663,708	
Gross Income per SqFt	\$30.03	\$37.89	\$27.01	
Estimated Expense	\$827,640	\$502,427	\$322,003	
Expense SqFt	\$18.15	\$25.91	\$13.11	
Net Operating Income	\$541,728	\$232,298	\$341,705	
Full Market Value	\$4,058,000	\$1,199,000	\$2,467,000	
Market Value per SqFt	\$88.99	\$61.83	\$100.41	
Distance from Cooperative in miles		0.10	0.11	

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00229-0006	3-00208-0310	3-00241-0020	
Address	129 COLUMBIA HEIGHTS	204 COLUMBIA HEIGHTS	2 PIERREPONT STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	37	16	41	
Year Built	1900	1925	1949	
Gross SqFt	48,450	14,120	40,178	
Estimated Gross Income	\$872,100	\$245,070	\$748,577	
Gross Income per SqFt	\$18.00	\$17.36	\$18.63	
Estimated Expense	\$407,465	\$126,336	\$316,121	
Expense SqFt	\$8.41	\$8.95	\$7.87	
Net Operating Income	\$464,635	\$118,734	\$432,456	
Full Market Value	\$3,348,000	\$857,000	\$3,109,000	
Market Value per SqFt	\$69.10	\$60.69	\$77.38	
Distance from Cooperative in miles		0.04	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00230-0017	3-00254-0006	3-00235-0046	
Address	35 CLARK STREET	141 JORALEMON STREET	136 HICKS STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	34	47	46	
Year Built	1923	1923	1920	
Gross SqFt	37,800	46,410	48,414	
Estimated Gross Income	\$839,538	\$1,030,973	\$1,129,535	
Gross Income per SqFt	\$22.21	\$22.21	\$23.33	
Estimated Expense	\$377,792	\$391,551	\$395,281	
Expense SqFt	\$9.99	\$8.44	\$8.16	
Net Operating Income	\$461,746	\$639,422	\$734,254	
Full Market Value	\$2,321,000	\$4,677,000	\$5,357,000	
Market Value per SqFt	\$61.40	\$100.78	\$110.65	
Distance from Cooperative in miles		0.34	0.10	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00231-0017	3-00220-0016	3-00236-0007	
Address	41 CLARK STREET	35 ORANGE STREET	75 PIERREPONT STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	307	48	36	
Year Built	1911	1924	1925	
Gross SqFt	25,407	47,136	25,818	
Estimated Gross Income	\$474,095	\$744,258	\$555,648	
Gross Income per SqFt	\$18.66	\$15.79	\$21.52	
Estimated Expense	\$210,370	\$392,493	\$245,668	
Expense SqFt	\$8.28	\$8.33	\$9.52	
Net Operating Income	\$263,725	\$351,765	\$309,980	
Full Market Value	\$1,896,000	\$2,405,000	\$2,273,000	
Market Value per SqFt	\$74.63	\$51.02	\$88.04	
Distance from Cooperative in miles		0.12	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00231-0019	3-00220-0016	3-00234-0043	3-00241-0011
Address	44 PINEAPPLE STREET	35 ORANGE STREET	12 CLARK STREET	63 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	275	48	12	12
Year Built	1929	1924	1936	1923
Gross SqFt	441,063	47,136	17,184	9,972
Estimated Gross Income	\$6,854,119	\$744,258	\$239,136	\$185,778
Gross Income per SqFt	\$15.54	\$15.79	\$13.92	\$18.63
Estimated Expense	\$4,031,316	\$392,493	\$134,809	\$78,480
Expense SqFt	\$9.14	\$8.33	\$7.85	\$7.87
Net Operating Income	\$2,822,803	\$351,765	\$104,327	\$107,298
Full Market Value	\$15,950,000	\$2,405,000	\$687,000	\$771,000
Market Value per SqFt	\$36.16	\$51.02	\$39.98	\$77.32
Distance from Cooperative in miles		0.12	0.15	0.22

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00231-0030	3-00220-0016	3-00234-0043	3-00241-0011
Address	60 PINEAPPLE STREET	35 ORANGE STREET	12 CLARK STREET	63 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	48	12	12
Year Built	1899	1924	1936	1923
Gross SqFt	114,445	47,136	17,184	9,972
Estimated Gross Income	\$1,778,475	\$744,258	\$239,136	\$185,778
Gross Income per SqFt	\$15.54	\$15.79	\$13.92	\$18.63
Estimated Expense	\$1,046,027	\$392,493	\$134,809	\$78,480
Expense SqFt	\$9.14	\$8.33	\$7.85	\$7.87
Net Operating Income	\$732,448	\$351,765	\$104,327	\$107,298
Full Market Value	\$5,017,000	\$2,405,000	\$687,000	\$771,000
Market Value per SqFt	\$43.84	\$51.02	\$39.98	\$77.32
Distance from Cooperative in miles		0.12	0.15	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00232-0001	3-00236-0015	3-00221-0020	3-00250-0030
Address	79 CLARK STREET	55 PIERREPONT STREET	80 CRANBERRY STREET	182 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	301	191	137	187
Year Built	1971	1928	1900	1999
Gross SqFt	450,503	157,042	108,780	182,000
Estimated Gross Income	\$8,307,275	\$2,896,321	\$2,458,853	\$7,877,134
Gross Income per SqFt	\$18.44	\$18.44	\$22.60	\$43.28
Estimated Expense	\$3,987,492	\$2,093,637	\$985,722	\$2,312,949
Expense SqFt	\$8.85	\$13.33	\$9.06	\$12.71
Net Operating Income	\$4,319,783	\$802,684	\$1,473,131	\$5,564,185
Full Market Value	\$20,250,000	\$5,773,000	\$10,766,000	\$41,924,000
Market Value per SqFt	\$44.95	\$36.76	\$98.97	\$230.35
Distance from Cooperative in miles		0.17	0.12	0.27

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00234-0008	3-00241-0020	3-00236-0007	
Address	1 PIERREPONT STREET	2 PIERREPONT STREET	75 PIERREPONT STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	26	41	36	
Year Built	1924	1949	1925	
Gross SqFt	75,120	40,178	25,818	
Estimated Gross Income	\$1,508,410	\$748,577	\$555,648	
Gross Income per SqFt	\$20.08	\$18.63	\$21.52	
Estimated Expense	\$604,716	\$316,121	\$245,668	
Expense SqFt	\$8.05	\$7.87	\$9.52	
Net Operating Income	\$903,694	\$432,456	\$309,980	
Full Market Value	\$6,461,000	\$3,109,000	\$2,273,000	
Market Value per SqFt	\$86.01	\$77.38	\$88.04	
Distance from Cooperative in miles		0.10	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00234-0019	3-00263-0045	3-00254-0073	3-00243-0029
Address	177 COLUMBIA HEIGHTS	20 SIDNEY PLACE	124 REMSEN STREET	90 PIERREPONT STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	26	17	20
Year Built	1925	1900	1900	1900
Gross SqFt	16,250	12,024	14,608	11,580
Estimated Gross Income	\$334,263	\$436,067	\$445,398	\$365,810
Gross Income per SqFt	\$20.57	\$36.27	\$30.49	\$31.59
Estimated Expense	\$162,175	\$161,687	\$111,167	\$115,524
Expense SqFt	\$9.98	\$13.45	\$7.61	\$9.98
Net Operating Income	\$172,088	\$274,380	\$334,231	\$250,286
Full Market Value	\$1,265,000	\$2,023,000	\$4,601,000	\$1,867,000
Market Value per SqFt	\$77.85	\$168.25	\$314.96	\$161.23
Distance from Cooperative in miles		0.36	0.28	0.23

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00235-0020	3-00236-0007	3-00241-0020	3-00241-0011
Address	135 WILLOW STREET	75 PIERREPONT STREET	2 PIERREPONT STREET	63 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	112	36	41	12
Year Built	1956	1925	1949	1923
Gross SqFt	91,416	25,818	40,178	9,972
Estimated Gross Income	\$1,703,080	\$555,648	\$748,577	\$185,778
Gross Income per SqFt	\$18.63	\$21.52	\$18.63	\$18.63
Estimated Expense	\$719,444	\$245,668	\$316,121	\$78,480
Expense SqFt	\$7.87	\$9.52	\$7.87	\$7.87
Net Operating Income	\$983,636	\$309,980	\$432,456	\$107,298
Full Market Value	\$7,071,000	\$2,273,000	\$3,109,000	\$771,000
Market Value per SqFt	\$77.35	\$88.04	\$77.38	\$77.32
Distance from Cooperative in miles		0.08	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00235-0028	3-00241-0020	3-00241-0011	
Address	115 WILLOW STREET	2 PIERREPONT STREET	63 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	39	41	12	
Year Built	1927	1949	1923	
Gross SqFt	49,158	40,178	9,972	
Estimated Gross Income	\$884,844	\$748,577	\$185,778	
Gross Income per SqFt	\$18.00	\$18.63	\$18.63	
Estimated Expense	\$413,419	\$316,121	\$78,480	
Expense SqFt	\$8.41	\$7.87	\$7.87	
Net Operating Income	\$471,425	\$432,456	\$107,298	
Full Market Value	\$3,397,000	\$3,109,000	\$771,000	
Market Value per SqFt	\$69.10	\$77.38	\$77.32	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00235-0044	3-00235-0046	3-00242-0018	
Address	130 HICKS STREET	136 HICKS STREET	191 HICKS STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	40	46	19	
Year Built	1958	1920	1920	
Gross SqFt	22,750	48,414	24,528	
Estimated Gross Income	\$497,770	\$1,129,535	\$500,969	
Gross Income per SqFt	\$21.88	\$23.33	\$20.42	
Estimated Expense	\$206,115	\$395,281	\$230,440	
Expense SqFt	\$9.06	\$8.16	\$9.39	
Net Operating Income	\$291,655	\$734,254	\$270,529	
Full Market Value	\$2,137,000	\$5,357,000	\$1,932,000	
Market Value per SqFt	\$93.93	\$110.65	\$78.77	
Distance from Cooperative in miles		0.00	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00236-0001	3-00237-0020		
Address	160 HENRY STREET	145 HENRY STREET		
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	38	42		
Year Built	1924	1922		
Gross SqFt	66,400	40,410		
Estimated Gross Income	\$1,437,560	\$874,770		
Gross Income per SqFt	\$21.65	\$21.65		
Estimated Expense	\$693,880	\$377,959		
Expense SqFt	\$10.45	\$9.35		
Net Operating Income	\$743,680	\$496,811		
Full Market Value	\$5,038,000	\$3,642,000		
Market Value per SqFt	\$75.87	\$90.13		
Distance from Cooperative in miles		0.09		

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00236-0011	3-00236-0007	3-00241-0020	
Address	69 PIERREPONT STREET	75 PIERREPONT STREET	2 PIERREPONT STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	40	36	41	
Year Built	1905	1925	1949	
Gross SqFt	55,284	25,818	40,178	
Estimated Gross Income	\$1,110,103	\$555,648	\$748,577	
Gross Income per SqFt	\$20.08	\$21.52	\$18.63	
Estimated Expense	\$445,036	\$245,668	\$316,121	
Expense SqFt	\$8.05	\$9.52	\$7.87	
Net Operating Income	\$665,067	\$309,980	\$432,456	
Full Market Value	\$4,755,000	\$2,273,000	\$3,109,000	
Market Value per SqFt	\$86.01	\$88.04	\$77.38	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00236-0018	3-00242-0018		
Address	187 HICKS STREET	191 HICKS STREET		
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS		
Building Classification	D4-ELEVATOR	D9-ELEVATOR		
Total Units	29	19		
Year Built	1936	1920		
Gross SqFt	48,387	24,528		
Estimated Gross Income	\$988,063	\$500,969		
Gross Income per SqFt	\$20.42	\$20.42		
Estimated Expense	\$481,451	\$230,440		
Expense SqFt	\$9.95	\$9.39		
Net Operating Income	\$506,612	\$270,529		
Full Market Value	\$3,618,000	\$1,932,000		
Market Value per SqFt	\$74.77	\$78.77		
Distance from Cooperative in miles		0.04		

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00236-0078	3-00235-0046	3-00242-0018	
Address	175 HICKS STREET	136 HICKS STREET	191 HICKS STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	24	46	19	
Year Built	1900	1920	1920	
Gross SqFt	18,300	48,414	24,528	
Estimated Gross Income	\$400,404	\$1,129,535	\$500,969	
Gross Income per SqFt	\$21.88	\$23.33	\$20.42	
Estimated Expense	\$165,798	\$395,281	\$230,440	
Expense SqFt	\$9.06	\$8.16	\$9.39	
Net Operating Income	\$234,606	\$734,254	\$270,529	
Full Market Value	\$1,719,000	\$5,357,000	\$1,932,000	
Market Value per SqFt	\$93.93	\$110.65	\$78.77	
Distance from Cooperative in miles		0.05	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00236-0088	3-00235-0046	3-00242-0018	
Address	145 HICKS STREET	136 HICKS STREET	191 HICKS STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	107	46	19	
Year Built	1935	1920	1920	
Gross SqFt	113,604	48,414	24,528	
Estimated Gross Income	\$2,485,656	\$1,129,535	\$500,969	
Gross Income per SqFt	\$21.88	\$23.33	\$20.42	
Estimated Expense	\$1,029,252	\$395,281	\$230,440	
Expense SqFt	\$9.06	\$8.16	\$9.39	
Net Operating Income	\$1,456,404	\$734,254	\$270,529	
Full Market Value	\$10,670,000	\$5,357,000	\$1,932,000	
Market Value per SqFt	\$93.92	\$110.65	\$78.77	
Distance from Cooperative in miles		0.05	0.11	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00236-0112	3-00237-0020	3-00234-0043	3-00241-0020
Address	70 CLARK STREET	145 HENRY STREET	12 CLARK STREET	2 PIERREPONT STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	42	12	41
Year Built	1960	1922	1936	1949
Gross SqFt	30,610	40,410	17,184	40,178
Estimated Gross Income	\$570,264	\$874,770	\$239,136	\$748,577
Gross Income per SqFt	\$18.63	\$21.65	\$13.92	\$18.63
Estimated Expense	\$240,901	\$377,959	\$134,809	\$316,121
Expense SqFt	\$7.87	\$9.35	\$7.85	\$7.87
Net Operating Income	\$329,363	\$496,811	\$104,327	\$432,456
Full Market Value	\$2,233,000	\$3,642,000	\$687,000	\$3,109,000
Market Value per SqFt	\$72.95	\$90.13	\$39.98	\$77.38
Distance from Cooperative in miles		0.09	0.09	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00237-0008	3-00237-0020	3-00236-0007	3-00235-0046
Address	161 HENRY STREET	145 HENRY STREET	75 PIERREPONT STREET	136 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	31	42	36	46
Year Built	1906	1922	1925	1920
Gross SqFt	51,110	40,410	25,818	48,414
Estimated Gross Income	\$1,106,532	\$874,770	\$555,648	\$1,129,535
Gross Income per SqFt	\$21.65	\$21.65	\$21.52	\$23.33
Estimated Expense	\$534,100	\$377,959	\$245,668	\$395,281
Expense SqFt	\$10.45	\$9.35	\$9.52	\$8.16
Net Operating Income	\$572,432	\$496,811	\$309,980	\$734,254
Full Market Value	\$4,196,000	\$3,642,000	\$2,273,000	\$5,357,000
Market Value per SqFt	\$82.10	\$90.13	\$88.04	\$110.65
Distance from Cooperative in miles		0.00	0.09	0.13

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00237-0017	3-00237-0020	3-00236-0007	3-00235-0046
Address	153 HENRY STREET	145 HENRY STREET	75 PIERREPONT STREET	136 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	74	42	36	46
Year Built	1928	1922	1925	1920
Gross SqFt	49,013	40,410	25,818	48,414
Estimated Gross Income	\$1,061,131	\$874,770	\$555,648	\$1,129,535
Gross Income per SqFt	\$21.65	\$21.65	\$21.52	\$23.33
Estimated Expense	\$512,186	\$377,959	\$245,668	\$395,281
Expense SqFt	\$10.45	\$9.35	\$9.52	\$8.16
Net Operating Income	\$548,945	\$496,811	\$309,980	\$734,254
Full Market Value	\$4,024,000	\$3,642,000	\$2,273,000	\$5,357,000
Market Value per SqFt	\$82.10	\$90.13	\$88.04	\$110.65
Distance from Cooperative in miles		0.00	0.09	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00238-0006	3-00254-0073	3-00263-0045	3-00243-0029
Address	123 PIERREPONT STREET	124 REMSEN STREET	20 SIDNEY PLACE	90 PIERREPONT STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	17	26	20
Year Built	1849	1900	1900	1900
Gross SqFt	14,905	14,608	12,024	11,580
Estimated Gross Income	\$336,853	\$445,398	\$436,067	\$365,810
Gross Income per SqFt	\$22.60	\$30.49	\$36.27	\$31.59
Estimated Expense	\$123,562	\$111,167	\$161,687	\$115,524
Expense SqFt	\$8.29	\$7.61	\$13.45	\$9.98
Net Operating Income	\$213,291	\$334,231	\$274,380	\$250,286
Full Market Value	\$1,559,000	\$4,601,000	\$2,023,000	\$1,867,000
Market Value per SqFt	\$104.60	\$314.96	\$168.25	\$161.23
Distance from Cooperative in miles		0.22	0.31	0.10

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00238-0026	3-00236-0103	3-00250-0030	
Address	22 MONROE PLACE	52 CLARK STREET	182 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	53	142	187	
Year Built	1928	1928	1999	
Gross SqFt	70,645	79,460	182,000	
Estimated Gross Income	\$2,695,813	\$2,625,082	\$7,877,134	
Gross Income per SqFt	\$38.16	\$33.04	\$43.28	
Estimated Expense	\$1,125,375	\$1,318,324	\$2,312,949	
Expense SqFt	\$15.93	\$16.59	\$12.71	
Net Operating Income	\$1,570,438	\$1,306,758	\$5,564,185	
Full Market Value	\$11,886,000	\$9,714,000	\$41,924,000	
Market Value per SqFt	\$168.25	\$122.25	\$230.35	
Distance from Cooperative in miles		0.14	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00238-0035	3-00236-0015	3-02186-0001	
Address	10 CLINTON STREET	55 PIERREPONT STREET	555 WYTHE AVENUE	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	WILLIAMSBURG-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	121	191	647	
Year Built	1971	1928	1975	
Gross SqFt	212,656	157,042	748,308	
Estimated Gross Income	\$3,355,712	\$2,896,321	\$10,098,934	
Gross Income per SqFt	\$15.78	\$18.44	\$13.50	
Estimated Expense	\$1,903,271	\$2,093,637	\$5,514,178	
Expense SqFt	\$8.95	\$13.33	\$7.37	
Net Operating Income	\$1,452,441	\$802,684	\$4,584,756	
Full Market Value	\$9,420,000	\$5,773,000	\$30,355,000	
Market Value per SqFt	\$44.30	\$36.76	\$40.56	
Distance from Cooperative in miles		0.13	1.64	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00238-0065	3-00236-0103	3-00221-0020	3-00237-0037
Address	40 CLINTON STREET	52 CLARK STREET	80 CRANBERRY STREET	115 HENRY STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	153	142	137	42
Year Built	1964	1928	1900	1921
Gross SqFt	116,245	79,460	108,780	31,692
Estimated Gross Income	\$3,091,035	\$2,625,082	\$2,458,853	\$947,093
Gross Income per SqFt	\$26.59	\$33.04	\$22.60	\$29.88
Estimated Expense	\$1,174,593	\$1,318,324	\$985,722	\$376,744
Expense SqFt	\$10.10	\$16.59	\$9.06	\$11.89
Net Operating Income	\$1,916,442	\$1,306,758	\$1,473,131	\$570,349
Full Market Value	\$13,858,000	\$9,714,000	\$10,766,000	\$4,273,000
Market Value per SqFt	\$119.21	\$122.25	\$98.97	\$134.83
Distance from Cooperative in miles		0.14	0.23	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00241-0012	3-00241-0020	3-00247-0028	3-00242-0018
Address	57 MONTAGUE STREET	2 PIERREPONT STREET	74 MONTAGUE STREET	191 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	128	41	59	19
Year Built	1949	1949	1912	1920
Gross SqFt	97,938	40,178	54,640	24,528
Estimated Gross Income	\$1,999,894	\$748,577	\$1,261,698	\$500,969
Gross Income per SqFt	\$20.42	\$18.63	\$23.09	\$20.42
Estimated Expense	\$974,483	\$316,121	\$662,715	\$230,440
Expense SqFt	\$9.95	\$7.87	\$12.13	\$9.39
Net Operating Income	\$1,025,411	\$432,456	\$598,983	\$270,529
Full Market Value	\$7,323,000	\$3,109,000	\$4,356,000	\$1,932,000
Market Value per SqFt	\$74.77	\$77.38	\$79.72	\$78.77
Distance from Cooperative in miles		0.00	0.05	0.09

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00242-0012	3-00242-0008	3-00247-0028	
Address	103 MONTAGUE STREET	111 MONTAGUE STREET	74 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	26	33	59	
Year Built	1900	1902	1912	
Gross SqFt	38,760	32,000	54,640	
Estimated Gross Income	\$924,426	\$793,249	\$1,261,698	
Gross Income per SqFt	\$23.85	\$24.79	\$23.09	
Estimated Expense	\$439,151	\$348,516	\$662,715	
Expense SqFt	\$11.33	\$10.89	\$12.13	
Net Operating Income	\$485,275	\$444,733	\$598,983	
Full Market Value	\$3,534,000	\$3,232,000	\$4,356,000	
Market Value per SqFt	\$91.18	\$101.00	\$79.72	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00247-0025	3-00247-0028	3-00242-0008	
Address	62 MONTAGUE STREET	74 MONTAGUE STREET	111 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	43	59	33	
Year Built	1900	1912	1902	
Gross SqFt	45,000	54,640	32,000	
Estimated Gross Income	\$1,073,250	\$1,261,698	\$793,249	
Gross Income per SqFt	\$23.85	\$23.09	\$24.79	
Estimated Expense	\$509,850	\$662,715	\$348,516	
Expense SqFt	\$11.33	\$12.13	\$10.89	
Net Operating Income	\$563,400	\$598,983	\$444,733	
Full Market Value	\$3,586,000	\$4,356,000	\$3,232,000	
Market Value per SqFt	\$79.69	\$79.72	\$101.00	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00247-0027	3-00243-0029	3-00258-0048	3-00254-0073
Address	66 MONTAGUE STREET	90 PIERREPONT STREET	42 COLUMBIA PLACE	124 REMSEN STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	20	20	17
Year Built	1940	1900	1900	1900
Gross SqFt	11,750	11,580	11,160	14,608
Estimated Gross Income	\$265,433	\$365,810	\$371,988	\$445,398
Gross Income per SqFt	\$22.59	\$31.59	\$33.33	\$30.49
Estimated Expense	\$97,878	\$115,524	\$122,304	\$111,167
Expense SqFt	\$8.33	\$9.98	\$10.96	\$7.61
Net Operating Income	\$167,555	\$250,286	\$249,684	\$334,231
Full Market Value	\$1,033,000	\$1,867,000	\$1,855,000	\$4,601,000
Market Value per SqFt	\$87.91	\$161.23	\$166.22	\$314.96
Distance from Cooperative in miles		0.19	0.22	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00250-0014	3-00254-0081	3-00254-0006	
Address	159 REMSEN STREET	142 REMSEN STREET	141 JORALEMON STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	21	51	47	
Year Built	1930	1936	1923	
Gross SqFt	20,570	41,250	46,410	
Estimated Gross Income	\$452,951	\$899,903	\$1,030,973	
Gross Income per SqFt	\$22.02	\$21.82	\$22.21	
Estimated Expense	\$146,253	\$437,207	\$391,551	
Expense SqFt	\$7.11	\$10.60	\$8.44	
Net Operating Income	\$306,698	\$462,696	\$639,422	
Full Market Value	\$2,246,000	\$3,390,000	\$4,677,000	
Market Value per SqFt	\$109.19	\$82.18	\$100.78	
Distance from Cooperative in miles		0.15	0.15	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00251-0055	3-00241-0020	3-00241-0011	
Address	19 GRACE COURT	2 PIERREPONT STREET	63 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	33	41	12	
Year Built	1926	1949	1923	
Gross SqFt	41,028	40,178	9,972	
Estimated Gross Income	\$701,169	\$748,577	\$185,778	
Gross Income per SqFt	\$17.09	\$18.63	\$18.63	
Estimated Expense	\$349,148	\$316,121	\$78,480	
Expense SqFt	\$8.51	\$7.87	\$7.87	
Net Operating Income	\$352,021	\$432,456	\$107,298	
Full Market Value	\$2,453,000	\$3,109,000	\$771,000	
Market Value per SqFt	\$59.79	\$77.38	\$77.32	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00252-0008	3-00241-0020	3-00241-0011	
Address	2 GRACE COURT	2 PIERREPONT STREET	63 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	144	41	12	
Year Built	1930	1949	1923	
Gross SqFt	143,418	40,178	9,972	
Estimated Gross Income	\$1,600,233	\$748,577	\$185,778	
Gross Income per SqFt	\$11.16	\$18.63	\$18.63	
Estimated Expense	\$412,454	\$316,121	\$78,480	
Expense SqFt	\$2.88	\$7.87	\$7.87	
Net Operating Income	\$1,187,779	\$432,456	\$107,298	
Full Market Value	\$7,659,000	\$3,109,000	\$771,000	
Market Value per SqFt	\$53.40	\$77.38	\$77.32	
Distance from Cooperative in miles		0.14	0.14	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00253-0057	3-00254-0006	3-00254-0081	3-00275-0001
Address	68 REMSEN STREET	141 JORALEMON STREET	142 REMSEN STREET	200 CLINTON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	103	47	51	94
Year Built	1928	1923	1936	1926
Gross SqFt	66,500	46,410	41,250	73,032
Estimated Gross Income	\$1,535,485	\$1,030,973	\$899,903	\$1,704,846
Gross Income per SqFt	\$23.09	\$22.21	\$21.82	\$23.34
Estimated Expense	\$871,815	\$391,551	\$437,207	\$527,223
Expense SqFt	\$13.11	\$8.44	\$10.60	\$7.22
Net Operating Income	\$663,670	\$639,422	\$462,696	\$1,177,623
Full Market Value	\$4,845,000	\$4,677,000	\$3,390,000	\$8,592,000
Market Value per SqFt	\$72.86	\$100.78	\$82.18	\$117.65
Distance from Cooperative in miles		0.09	0.09	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00253-0061	3-00254-0081	3-00241-0011	3-00241-0020
Address	76 REMSEN STREET	142 REMSEN STREET	63 MONTAGUE STREET	2 PIERREPONT STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	51	12	41
Year Built	1923	1936	1923	1949
Gross SqFt	29,472	41,250	9,972	40,178
Estimated Gross Income	\$549,063	\$899,903	\$185,778	\$748,577
Gross Income per SqFt	\$18.63	\$21.82	\$18.63	\$18.63
Estimated Expense	\$231,945	\$437,207	\$78,480	\$316,121
Expense SqFt	\$7.87	\$10.60	\$7.87	\$7.87
Net Operating Income	\$317,118	\$462,696	\$107,298	\$432,456
Full Market Value	\$2,233,000	\$3,390,000	\$771,000	\$3,109,000
Market Value per SqFt	\$75.77	\$82.18	\$77.32	\$77.38
Distance from Cooperative in miles		0.09	0.13	0.13

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00254-0001	3-00241-0020	3-00241-0011	
Address	114 CLINTON STREET	2 PIERREPONT STREET	63 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	38	41	12	
Year Built	1924	1949	1923	
Gross SqFt	48,138	40,178	9,972	
Estimated Gross Income	\$822,678	\$748,577	\$185,778	
Gross Income per SqFt	\$17.09	\$18.63	\$18.63	
Estimated Expense	\$409,654	\$316,121	\$78,480	
Expense SqFt	\$8.51	\$7.87	\$7.87	
Net Operating Income	\$413,024	\$432,456	\$107,298	
Full Market Value	\$2,882,000	\$3,109,000	\$771,000	
Market Value per SqFt	\$59.87	\$77.38	\$77.32	
Distance from Cooperative in miles		0.19	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00254-0004	3-00254-0015	3-00249-0029	3-00249-0026
Address	151 JORALEMON STREET	129 JORALEMON STREET	136 MONTAGUE STREET	130 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	15	12	11
Year Built	1905	1900	1900	1900
Gross SqFt	12,450	7,917	7,842	7,569
Estimated Gross Income	\$333,453	\$265,267	\$241,223	\$420,079
Gross Income per SqFt	\$26.78	\$33.51	\$30.76	\$55.50
Estimated Expense	\$125,927	\$70,084	\$32,921	\$137,495
Expense SqFt	\$10.11	\$8.85	\$4.20	\$18.17
Net Operating Income	\$207,526	\$195,183	\$208,302	\$282,584
Full Market Value	\$1,500,000	\$1,450,000	\$1,557,000	\$2,107,000
Market Value per SqFt	\$120.48	\$183.15	\$198.55	\$278.37
Distance from Cooperative in miles		0.00	0.07	0.07

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00254-0019	3-00265-0006	3-00241-0011	
Address	245 HENRY STREET	59 LIVINGSTON STREET	63 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	56	43	12	
Year Built	1957	1917	1923	
Gross SqFt	58,803	63,224	9,972	
Estimated Gross Income	\$995,535	\$1,158,493	\$185,778	
Gross Income per SqFt	\$16.93	\$18.32	\$18.63	
Estimated Expense	\$529,815	\$561,427	\$78,480	
Expense SqFt	\$9.01	\$8.88	\$7.87	
Net Operating Income	\$465,720	\$597,066	\$107,298	
Full Market Value	\$3,300,000	\$4,296,000	\$771,000	
Market Value per SqFt	\$56.12	\$67.95	\$77.32	
Distance from Cooperative in miles		0.15	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00255-0025	3-00249-0030	3-00258-0017	3-00226-0031
Address	99 CLINTON STREET	138 MONTAGUE STREET	10 COLUMBIA PLACE	71 PINEAPPLE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	26	166	18
Year Built	1900	1960	1900	1900
Gross SqFt	25,900	16,334	104,370	11,110
Estimated Gross Income	\$436,771	\$707,275	\$1,951,734	\$285,749
Gross Income per SqFt	\$16.86	\$43.30	\$18.70	\$25.72
Estimated Expense	\$194,860	\$192,030	\$957,290	\$118,877
Expense SqFt	\$7.52	\$11.76	\$9.17	\$10.70
Net Operating Income	\$241,911	\$515,245	\$994,444	\$166,872
Full Market Value	\$1,750,000	\$3,882,000	\$7,148,000	\$1,209,000
Market Value per SqFt	\$67.57	\$237.66	\$68.49	\$108.82
Distance from Cooperative in miles		0.11	0.39	0.39

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00258-0106	3-00276-0029	3-00235-0061	3-00230-0011
Address	65 ATLANTIC AVENUE	168 STATE STREET	158 HICKS STREET	104 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	12	14
Year Built	1900	1905	1855	1840
Gross SqFt	6,920	7,185	6,345	6,750
Estimated Gross Income	\$161,582	\$187,723	\$196,697	\$220,851
Gross Income per SqFt	\$23.35	\$26.13	\$31.00	\$32.72
Estimated Expense	\$61,519	\$69,417	\$65,523	\$79,356
Expense SqFt	\$8.89	\$9.66	\$10.33	\$11.76
Net Operating Income	\$100,063	\$118,306	\$131,174	\$141,495
Full Market Value	\$730,000	\$856,000	\$980,000	\$1,052,000
Market Value per SqFt	\$105.49	\$119.14	\$154.45	\$155.85
Distance from Cooperative in miles		0.36	0.37	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00259-0047	3-00234-0050	3-00274-0035	
Address	30 WILLOW PLACE	112 WILLOW STREET	88 STATE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	12	14	
Year Built	1900	1900	1910	
Gross SqFt	13,925	9,450	9,504	
Estimated Gross Income	\$391,929	\$258,657	\$276,265	
Gross Income per SqFt	\$28.15	\$27.37	\$29.07	
Estimated Expense	\$148,882	\$92,490	\$91,761	
Expense SqFt	\$10.69	\$9.79	\$9.65	
Net Operating Income	\$243,047	\$166,167	\$184,504	
Full Market Value	\$1,749,000	\$1,155,000	\$1,385,000	
Market Value per SqFt	\$125.60	\$122.22	\$145.73	
Distance from Cooperative in miles		0.32	0.13	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00261-0018	3-00261-0001	3-00249-0030	3-00262-0008
Address	277 HICKS STREET	315 HICKS STREET	138 MONTAGUE STREET	75 STATE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	18	7	26	14
Year Built	1960	1915	1960	1900
Gross SqFt	24,925	6,655	16,334	7,425
Estimated Gross Income	\$631,993	\$195,258	\$707,275	\$280,101
Gross Income per SqFt	\$25.36	\$29.34	\$43.30	\$37.72
Estimated Expense	\$248,639		\$192,030	\$83,728
Expense SqFt	\$9.98		\$11.76	\$11.28
Net Operating Income	\$383,354	\$195,258	\$515,245	\$196,373
Full Market Value	\$2,780,000	\$816,000	\$3,882,000	\$1,487,000
Market Value per SqFt	\$111.53	\$122.61	\$237.66	\$200.27
Distance from Cooperative in miles		0.00	0.20	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00264-0010	3-00216-0020	3-00263-0019	
Address	132 JORALEMON STREET	70 MIDDAGH STREET	277 HENRY STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	14	11	14	
Year Built	1900	1900	1900	
Gross SqFt	8,700	9,102	6,345	
Estimated Gross Income	\$133,314	\$129,734	\$116,932	
Gross Income per SqFt	\$15.32	\$14.25	\$18.43	
Estimated Expense	\$23,328	\$54,265	\$51,818	
Expense SqFt	\$2.68	\$5.96	\$8.17	
Net Operating Income	\$109,986	\$75,469	\$65,114	
Full Market Value	\$755,000	\$515,000	\$468,000	
Market Value per SqFt	\$86.78	\$56.58	\$73.76	
Distance from Cooperative in miles		0.51	0.07	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00264-0017	3-00265-0006	3-00241-0011	
Address	130 CLINTON STREET	59 LIVINGSTON STREET	63 MONTAGUE STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	92	43	12	
Year Built	1926	1917	1923	
Gross SqFt	93,500	63,224	9,972	
Estimated Gross Income	\$1,582,955	\$1,158,493	\$185,778	
Gross Income per SqFt	\$16.93	\$18.32	\$18.63	
Estimated Expense	\$842,435	\$561,427	\$78,480	
Expense SqFt	\$9.01	\$8.88	\$7.87	
Net Operating Income	\$740,520	\$597,066	\$107,298	
Full Market Value	\$5,247,000	\$4,296,000	\$771,000	
Market Value per SqFt	\$56.12	\$67.95	\$77.32	
Distance from Cooperative in miles		0.08	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00265-0001	3-00275-0001	3-00254-0006	3-00271-0001
Address	75 LIVINGSTON STREET	200 CLINTON STREET	141 JORALEMON STREET	205 STATE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	109	94	47	364
Year Built	1927	1926	1923	2003
Gross SqFt	180,000	73,032	46,410	242,752
Estimated Gross Income	\$3,753,794	\$1,704,846	\$1,030,973	\$6,397,996
Gross Income per SqFt	\$20.85	\$23.34	\$22.21	\$26.36
Estimated Expense	\$1,739,658	\$527,223	\$391,551	\$2,762,431
Expense SqFt	\$9.66	\$7.22	\$8.44	\$11.38
Net Operating Income	\$2,014,136	\$1,177,623	\$639,422	\$3,635,565
Full Market Value	\$14,790,000	\$8,592,000	\$4,677,000	\$26,305,000
Market Value per SqFt	\$82.17	\$117.65	\$100.78	\$108.36
Distance from Cooperative in miles		0.18	0.15	0.14

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00266-0012	3-00271-0001	3-00275-0001	3-00254-0081
Address	77 LIVINGSTON STREET	205 STATE STREET	200 CLINTON STREET	142 REMSEN STREET
Neighborhood	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	240	364	94	51
Year Built	1964	2003	1926	1936
Gross SqFt	260,189	242,752	73,032	41,250
Estimated Gross Income	\$4,160,457	\$6,397,996	\$1,704,846	\$899,903
Gross Income per SqFt	\$15.99	\$26.36	\$23.34	\$21.82
Estimated Expense	\$2,002,087	\$2,762,431	\$527,223	\$437,207
Expense SqFt	\$7.69	\$11.38	\$7.22	\$10.60
Net Operating Income	\$2,158,370	\$3,635,565	\$1,177,623	\$462,696
Full Market Value	\$14,724,000	\$26,305,000	\$8,592,000	\$3,390,000
Market Value per SqFt	\$56.59	\$108.36	\$117.65	\$82.18
Distance from Cooperative in miles		0.10	0.26	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00268-0030	3-00241-0011	3-00241-0020	
Address	38 LIVINGSTON STREET	63 MONTAGUE STREET	2 PIERREPONT STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	28	12	41	
Year Built	1914	1923	1949	
Gross SqFt	27,690	9,972	40,178	
Estimated Gross Income	\$473,222	\$185,778	\$748,577	
Gross Income per SqFt	\$17.09	\$18.63	\$18.63	
Estimated Expense	\$235,642	\$78,480	\$316,121	
Expense SqFt	\$8.51	\$7.87	\$7.87	
Net Operating Income	\$237,580	\$107,298	\$432,456	
Full Market Value	\$1,661,000	\$771,000	\$3,109,000	
Market Value per SqFt	\$59.99	\$77.32	\$77.38	
Distance from Cooperative in miles		0.35	0.35	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00279-0035	3-00385-0029	3-00181-0037	
Address	232 PACIFIC STREET	122 BERGEN STREET	255 PACIFIC STREET	
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	14	14	
Year Built	1900	1900	1930	
Gross SqFt	8,400	8,400	7,830	
Estimated Gross Income	\$178,937	\$162,348	\$200,895	
Gross Income per SqFt	\$21.30	\$19.33	\$25.66	
Estimated Expense	\$74,782	\$65,830	\$82,408	
Expense SqFt	\$8.90	\$7.84	\$10.52	
Net Operating Income	\$104,155	\$96,518	\$118,487	
Full Market Value	\$764,000	\$660,000	\$859,000	
Market Value per SqFt	\$90.95	\$78.57	\$109.71	
Distance from Cooperative in miles		0.22	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00285-0010	3-00291-0033	3-00263-0045	3-00284-0025
Address	122 ATLANTIC AVENUE	155 AMITY STREET	20 SIDNEY PLACE	108 ATLANTIC AVENUE
Neighborhood	COBBLE HILL	COBBLE HILL	BROOKLYN HEIGHTS	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	14	16	26	12
Year Built	1900	1910	1900	1915
Gross SqFt	9,615	8,000	12,024	11,490
Estimated Gross Income	\$266,775	\$232,302	\$436,067	\$221,823
Gross Income per SqFt	\$27.75	\$29.04	\$36.27	\$19.31
Estimated Expense	\$62,156	\$109,046	\$161,687	\$91,256
Expense SqFt	\$6.46	\$13.63	\$13.45	\$7.94
Net Operating Income	\$204,619	\$123,256	\$274,380	\$130,567
Full Market Value	\$1,474,000	\$925,000	\$2,023,000	\$936,000
Market Value per SqFt	\$153.30	\$115.63	\$168.25	\$81.46
Distance from Cooperative in miles		0.05	0.14	0.10

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00285-0030	3-00291-0033	3-00284-0025	
Address	214 CLINTON STREET	155 AMITY STREET	108 ATLANTIC AVENUE	
Neighborhood	COBBLE HILL	COBBLE HILL	COBBLE HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	35	16	12	
Year Built	1900	1910	1915	
Gross SqFt	27,525	8,000	11,490	
Estimated Gross Income	\$665,555	\$232,302	\$221,823	
Gross Income per SqFt	\$24.18	\$29.04	\$19.31	
Estimated Expense	\$317,639	\$109,046	\$91,256	
Expense SqFt	\$11.54	\$13.63	\$7.94	
Net Operating Income	\$347,916	\$123,256	\$130,567	
Full Market Value	\$2,532,000	\$925,000	\$936,000	
Market Value per SqFt	\$91.99	\$115.63	\$81.46	
Distance from Cooperative in miles		0.05	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00291-0043	3-00291-0033	3-00306-0026	3-00284-0016
Address	135 AMITY STREET	155 AMITY STREET	290 CLINTON STREET	92 ATLANTIC AVENUE
Neighborhood	COBBLE HILL	COBBLE HILL	COBBLE HILL	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	22	12
Year Built	1901	1910	1900	1924
Gross SqFt	7,680	8,000	8,565	8,900
Estimated Gross Income	\$187,129	\$232,302	\$229,612	\$301,330
Gross Income per SqFt	\$24.37	\$29.04	\$26.81	\$33.86
Estimated Expense	\$77,995	\$109,046	\$98,553	\$93,883
Expense SqFt	\$10.16	\$13.63	\$11.51	\$10.55
Net Operating Income	\$109,134	\$123,256	\$131,059	\$207,447
Full Market Value	\$794,000	\$925,000	\$947,000	\$1,539,000
Market Value per SqFt	\$103.39	\$115.63	\$110.57	\$172.92
Distance from Cooperative in miles		0.00	0.16	0.11

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00292-0016	3-00302-0037	3-00302-0040	3-00302-0039
Address	174 PACIFIC STREET	194 COURT STREET	198 COURT STREET	196 COURT STREET
Neighborhood	COBBLE HILL	COBBLE HILL	COBBLE HILL	COBBLE HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	28	16	16	17
Year Built	1901	1900	1900	1900
Gross SqFt	32,052	9,072	8,736	8,736
Estimated Gross Income	\$692,321	\$198,836	\$193,800	\$169,320
Gross Income per SqFt	\$21.60	\$21.92	\$22.18	\$19.38
Estimated Expense	\$306,156	\$84,188	\$78,948	\$52,154
Expense SqFt	\$9.55	\$9.28	\$9.04	\$5.97
Net Operating Income	\$386,165	\$114,648	\$114,852	\$117,166
Full Market Value	\$2,831,000	\$840,000	\$840,000	\$840,000
Market Value per SqFt	\$88.33	\$92.59	\$96.15	\$96.15
Distance from Cooperative in miles		0.11	0.11	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00302-0058	3-00306-0026	3-00302-0040	
Address	205 WARREN STREET	290 CLINTON STREET	198 COURT STREET	
Neighborhood	COBBLE HILL	COBBLE HILL	COBBLE HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	27	22	16	
Year Built	1901	1900	1900	
Gross SqFt	33,000	8,565	8,736	
Estimated Gross Income	\$759,330	\$229,612	\$193,800	
Gross Income per SqFt	\$23.01	\$26.81	\$22.18	
Estimated Expense	\$347,490	\$98,553	\$78,948	
Expense SqFt	\$10.53	\$11.51	\$9.04	
Net Operating Income	\$411,840	\$131,059	\$114,852	
Full Market Value	\$3,007,000	\$947,000	\$840,000	
Market Value per SqFt	\$91.12	\$110.57	\$96.15	
Distance from Cooperative in miles		0.12	0.00	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00385-0060	3-00385-0029	3-00198-0065	3-00389-0013
Address	95 WYCKOFF STREET	122 BERGEN STREET	303 BERGEN STREET	322 BERGEN STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	14	11	12
Year Built	1931	1900	1915	1931
Gross SqFt	8,782	8,400	11,000	7,200
Estimated Gross Income	\$194,697	\$162,348	\$262,297	\$159,624
Gross Income per SqFt	\$22.17	\$19.33	\$23.85	\$22.17
Estimated Expense	\$84,746	\$65,830	\$125,789	\$72,720
Expense SqFt	\$9.65	\$7.84	\$11.44	\$10.10
Net Operating Income	\$109,951	\$96,518	\$136,508	\$86,904
Full Market Value	\$788,000	\$660,000	\$994,000	\$636,000
Market Value per SqFt	\$89.73	\$78.57	\$90.36	\$88.33
Distance from Cooperative in miles		0.00	0.51	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00733-0013	3-00925-0042	3-00925-0021	3-00925-0024
Address	816 43 STREET	875 43 STREET	838 42 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	47	20	20
Year Built	1916	1923	1916	1916
Gross SqFt	17,976	31,236	14,116	14,116
Estimated Gross Income	\$291,031	\$511,260	\$228,597	\$224,504
Gross Income per SqFt	\$16.19	\$16.37	\$16.19	\$15.90
Estimated Expense	\$138,235	\$257,423	\$108,578	\$104,089
Expense SqFt	\$7.69	\$8.24	\$7.69	\$7.37
Net Operating Income	\$152,796	\$253,837	\$120,019	\$120,415
Full Market Value	\$1,040,000	\$1,726,000	\$811,000	\$811,000
Market Value per SqFt	\$57.85	\$55.26	\$57.45	\$57.45
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00733-0025	3-00925-0042	3-00925-0021	3-00925-0024
Address	848 43 STREET	875 43 STREET	838 42 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	47	20	20
Year Built	1922	1923	1916	1916
Gross SqFt	36,980	31,236	14,116	14,116
Estimated Gross Income	\$598,706	\$511,260	\$228,597	\$224,504
Gross Income per SqFt	\$16.19	\$16.37	\$16.19	\$15.90
Estimated Expense	\$284,376	\$257,423	\$108,578	\$104,089
Expense SqFt	\$7.69	\$8.24	\$7.69	\$7.37
Net Operating Income	\$314,330	\$253,837	\$120,019	\$120,415
Full Market Value	\$2,140,000	\$1,726,000	\$811,000	\$811,000
Market Value per SqFt	\$57.87	\$55.26	\$57.45	\$57.45
Distance from Cooperative in miles		0.05	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00739-0032	3-00719-0033	3-00774-0004	
Address	570 44 STREET	460 41 STREET	4815 4 AVENUE	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	12	
Year Built	1914	1917	1904	
Gross SqFt	14,112	14,240	11,172	
Estimated Gross Income	\$186,278	\$200,655	\$137,414	
Gross Income per SqFt	\$13.20	\$14.09	\$12.30	
Estimated Expense	\$94,409	\$102,828	\$68,868	
Expense SqFt	\$6.69	\$7.22	\$6.16	
Net Operating Income	\$91,869	\$97,827	\$68,546	
Full Market Value	\$631,000	\$679,000	\$435,000	
Market Value per SqFt	\$44.71	\$47.68	\$38.94	
Distance from Cooperative in miles		0.21	0.25	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00739-0037	3-05782-0059	3-05791-0034	3-05808-0038
Address	4404 6 AVENUE	429 61 STREET	450 61 STREET	6316 4 AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	20	23
Year Built	1914	1922	1912	1915
Gross SqFt	18,000	16,844	17,200	17,600
Estimated Gross Income	\$274,140	\$266,359	\$291,570	\$245,339
Gross Income per SqFt	\$15.23	\$15.81	\$16.95	\$13.94
Estimated Expense	\$133,740	\$115,159	\$118,695	\$105,486
Expense SqFt	\$7.43	\$6.84	\$6.90	\$5.99
Net Operating Income	\$140,400	\$151,200	\$172,875	\$139,853
Full Market Value	\$965,000	\$1,036,000	\$664,000	\$921,000
Market Value per SqFt	\$53.61	\$61.51	\$38.60	\$52.33
Distance from Cooperative in miles		0.81	0.85	0.97

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00750-0005	3-00742-0046	3-00749-0005	3-00924-0002
Address	712 45 STREET	873 45 STREET	4513 6 AVENUE	4219 7 AVENUE
Neighborhood	SUNSET PARK	BOROUGH PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	13	41	16
Year Built	1924	1927	1924	1911
Gross SqFt	36,000	24,768	32,440	11,000
Estimated Gross Income	\$501,150	\$413,378	\$488,071	\$163,537
Gross Income per SqFt	\$13.92	\$16.69	\$15.05	\$14.87
Estimated Expense	\$160,187	\$197,401	\$232,229	\$75,804
Expense SqFt	\$4.45	\$7.97	\$7.16	\$6.89
Net Operating Income	\$340,963	\$215,977	\$255,842	\$87,733
Full Market Value	\$2,246,000	\$1,563,000	\$1,760,000	\$596,000
Market Value per SqFt	\$62.39	\$63.11	\$54.25	\$54.18
Distance from Cooperative in miles		0.16	0.15	0.15

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00757-0039	3-00642-0024	3-00854-0034	
Address	4612 6 AVENUE	150 21 STREET	366 58 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	12	12	15	
Year Built	1928	1933	1906	
Gross SqFt	6,496	6,000	8,856	
Estimated Gross Income	\$104,261	\$96,578	\$141,575	
Gross Income per SqFt	\$16.05	\$16.10	\$15.99	
Estimated Expense	\$49,564	\$49,071	\$62,599	
Expense SqFt	\$7.63	\$8.18	\$7.07	
Net Operating Income	\$54,697	\$47,507	\$78,976	
Full Market Value	\$374,000	\$307,000	\$508,000	
Market Value per SqFt	\$57.57	\$51.17	\$57.36	
Distance from Cooperative in miles		1.27	0.66	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00917-0058	3-00913-0032	3-00714-0044	
Address	521 41 STREET	576 39 STREET	4018 5 AVENUE	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	41	22	32	
Year Built	1927	1935	1906	
Gross SqFt	27,614	13,808	24,620	
Estimated Gross Income	\$421,114	\$217,158	\$365,945	
Gross Income per SqFt	\$15.25	\$15.73	\$14.86	
Estimated Expense	\$181,424	\$102,117	\$141,726	
Expense SqFt	\$6.57	\$7.40	\$5.76	
Net Operating Income	\$239,690	\$115,041	\$224,219	
Full Market Value	\$1,646,000	\$787,000	\$1,529,000	
Market Value per SqFt	\$59.61	\$57.00	\$62.10	
Distance from Cooperative in miles		0.05	0.15	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00918-0036	3-00903-0170	3-00913-0032	
Address	4002 7 AVENUE	887 5 AVENUE	576 39 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	44	14	22	
Year Built	1925	1924	1935	
Gross SqFt	35,712	10,000	13,808	
Estimated Gross Income	\$585,320	\$181,963	\$217,158	
Gross Income per SqFt	\$16.39	\$18.20	\$15.73	
Estimated Expense	\$257,841	\$95,421	\$102,117	
Expense SqFt	\$7.22	\$9.54	\$7.40	
Net Operating Income	\$327,479	\$86,542	\$115,041	
Full Market Value	\$2,371,000	\$618,000	\$787,000	
Market Value per SqFt	\$66.39	\$61.80	\$57.00	
Distance from Cooperative in miles		0.14	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00918-0044	3-00903-0170	3-00913-0032	
Address	673 41 STREET	887 5 AVENUE	576 39 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	32	14	22	
Year Built	1924	1924	1935	
Gross SqFt	21,994	10,000	13,808	
Estimated Gross Income	\$360,482	\$181,963	\$217,158	
Gross Income per SqFt	\$16.39	\$18.20	\$15.73	
Estimated Expense	\$158,797	\$95,421	\$102,117	
Expense SqFt	\$7.22	\$9.54	\$7.40	
Net Operating Income	\$201,685	\$86,542	\$115,041	
Full Market Value	\$1,461,000	\$618,000	\$787,000	
Market Value per SqFt	\$66.43	\$61.80	\$57.00	
Distance from Cooperative in miles		0.14	0.16	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00919-0001	3-00925-0042	3-00922-0002	
Address	4015 7 AVENUE	875 43 STREET	4121 7 AVENUE	
Neighborhood	SUNSET PARK	BOROUGH PARK	SUNSET PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	43	47	16	
Year Built	1916	1923	1915	
Gross SqFt	29,296	31,236	13,248	
Estimated Gross Income	\$457,604	\$511,260	\$196,078	
Gross Income per SqFt	\$15.62	\$16.37	\$14.80	
Estimated Expense	\$221,771	\$257,423	\$72,970	
Expense SqFt	\$7.57	\$8.24	\$5.51	
Net Operating Income	\$235,833	\$253,837	\$123,108	
Full Market Value	\$1,614,000	\$1,726,000	\$849,000	
Market Value per SqFt	\$55.09	\$55.26	\$64.09	
Distance from Cooperative in miles		0.18	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00919-0006	3-05783-0044	3-00914-0030	3-00740-0006
Address	4011 7 AVENUE	579 61 STREET	666 39 STREET	602 44 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	44	23	28
Year Built	1924	1927	1915	1910
Gross SqFt	30,196	28,800	14,456	15,000
Estimated Gross Income	\$528,141	\$441,950	\$246,271	\$463,950
Gross Income per SqFt	\$17.49	\$15.35	\$17.04	\$30.93
Estimated Expense	\$262,455	\$228,043	\$101,593	\$183,300
Expense SqFt	\$8.69	\$7.92	\$7.03	\$12.22
Net Operating Income	\$265,686	\$213,907	\$144,678	\$280,650
Full Market Value	\$1,917,000	\$1,468,000	\$1,046,000	\$1,967,000
Market Value per SqFt	\$63.49	\$50.97	\$72.36	\$131.13
Distance from Cooperative in miles		1.03	0.16	0.25

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00942-0058	3-01078-0016	3-01173-0007	3-01164-0064
Address	117 STERLING PLACE	530 2 STREET	195 UNDERHILL AVENUE	215 STERLING PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	47	36	82
Year Built	1920	1920	1940	1937
Gross SqFt	27,800	39,261	24,000	92,902
Estimated Gross Income	\$456,476	\$653,750	\$394,036	\$1,456,913
Gross Income per SqFt	\$16.42	\$16.65	\$16.42	\$15.68
Estimated Expense	\$212,670	\$364,847	\$183,642	\$622,975
Expense SqFt	\$7.65	\$9.29	\$7.65	\$6.71
Net Operating Income	\$243,806	\$288,903	\$210,394	\$833,938
Full Market Value	\$1,765,000	\$2,091,000	\$1,452,000	\$5,357,000
Market Value per SqFt	\$63.49	\$53.26	\$60.50	\$57.66
Distance from Cooperative in miles		0.54	0.57	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00957-0062	3-01065-0027	3-01078-0016	3-01164-0035
Address	759 PRESIDENT STREET	862 UNION STREET	530 2 STREET	210 PARK PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	49	47	20
Year Built	1902	1920	1920	1915
Gross SqFt	29,000	35,310	39,261	11,250
Estimated Gross Income	\$438,912	\$704,826	\$653,750	\$234,600
Gross Income per SqFt	\$15.13	\$19.96	\$16.65	\$20.85
Estimated Expense	\$188,836	\$327,122	\$364,847	\$102,867
Expense SqFt	\$6.51	\$9.26	\$9.29	\$9.14
Net Operating Income	\$250,076	\$377,704	\$288,903	\$131,733
Full Market Value	\$1,719,000	\$2,702,000	\$2,091,000	\$967,000
Market Value per SqFt	\$59.28	\$76.52	\$53.26	\$85.96
Distance from Cooperative in miles		0.15	0.30	0.35

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00965-0038	3-01078-0016	3-01065-0027	3-01079-0040
Address	264 6 AVENUE	530 2 STREET	862 UNION STREET	70 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	47	49	30
Year Built	1921	1920	1920	1920
Gross SqFt	31,708	39,261	35,310	36,636
Estimated Gross Income	\$445,331	\$653,750	\$704,826	\$603,351
Gross Income per SqFt	\$14.04	\$16.65	\$19.96	\$16.47
Estimated Expense	\$155,128	\$364,847	\$327,122	\$261,998
Expense SqFt	\$4.89	\$9.29	\$9.26	\$7.15
Net Operating Income	\$290,203	\$288,903	\$377,704	\$341,353
Full Market Value	\$1,909,000	\$2,091,000	\$2,702,000	\$2,471,000
Market Value per SqFt	\$60.21	\$53.26	\$76.52	\$67.45
Distance from Cooperative in miles		0.31	0.34	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00982-0022	3-00928-0049	3-01077-0004	
Address	396 3 STREET	433 DEAN STREET	207 8 AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	16	
Year Built	1940	1920	1920	
Gross SqFt	11,704	11,800	10,444	
Estimated Gross Income	\$216,504	\$210,940	\$199,689	
Gross Income per SqFt	\$18.50	\$17.88	\$19.12	
Estimated Expense	\$91,174	\$72,229	\$98,696	
Expense SqFt	\$7.79	\$6.12	\$9.45	
Net Operating Income	\$125,330	\$138,711	\$100,993	
Full Market Value	\$901,000	\$1,000,000	\$725,000	
Market Value per SqFt	\$76.98	\$84.75	\$69.42	
Distance from Cooperative in miles		0.80	0.45	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00982-0025	3-00928-0049	3-01090-0038	
Address	404 3 STREET	433 DEAN STREET	812 8 AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	16	
Year Built	1931	1920	1920	
Gross SqFt	11,752	11,800	10,532	
Estimated Gross Income	\$217,647	\$210,940	\$201,829	
Gross Income per SqFt	\$18.52	\$17.88	\$19.16	
Estimated Expense	\$90,255	\$72,229	\$97,274	
Expense SqFt	\$7.68	\$6.12	\$9.24	
Net Operating Income	\$127,392	\$138,711	\$104,555	
Full Market Value	\$919,000	\$1,000,000	\$710,000	
Market Value per SqFt	\$78.20	\$84.75	\$67.41	
Distance from Cooperative in miles		0.80	0.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00982-0062	3-01078-0016	3-01065-0027	3-01079-0040
Address	333 4 STREET	530 2 STREET	862 UNION STREET	70 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	47	49	30
Year Built	1931	1920	1920	1920
Gross SqFt	47,196	39,261	35,310	36,636
Estimated Gross Income	\$694,365	\$653,750	\$704,826	\$603,351
Gross Income per SqFt	\$14.71	\$16.65	\$19.96	\$16.47
Estimated Expense	\$243,826	\$364,847	\$327,122	\$261,998
Expense SqFt	\$5.17	\$9.29	\$9.26	\$7.15
Net Operating Income	\$450,539	\$288,903	\$377,704	\$341,353
Full Market Value	\$3,110,000	\$2,091,000	\$2,702,000	\$2,471,000
Market Value per SqFt	\$65.90	\$53.26	\$76.52	\$67.45
Distance from Cooperative in miles		0.30	0.43	0.44

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-00993-0031	3-00993-0029	3-00993-0015	3-00975-0017
Address	322 6 STREET	318 6 STREET	288 6 STREET	390 2 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	19	16
Year Built	1923	1923	1929	1920
Gross SqFt	17,800	15,000	12,176	16,752
Estimated Gross Income	\$282,105	\$314,180	\$216,511	\$280,629
Gross Income per SqFt	\$15.85	\$20.95	\$17.78	\$16.75
Estimated Expense	\$96,253	\$116,517	\$91,200	\$100,526
Expense SqFt	\$5.41	\$7.77	\$7.49	\$6.00
Net Operating Income	\$185,852	\$197,663	\$125,311	\$180,103
Full Market Value	\$1,270,000	\$1,451,000	\$904,000	\$1,303,000
Market Value per SqFt	\$71.35	\$96.73	\$74.24	\$77.78
Distance from Cooperative in miles		0.00	0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01029-0060	3-01028-0056	3-01023-0069	
Address	297 13 STREET	243 13 STREET	307 12 STREET	
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE SOUTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	18	25	25	
Year Built	1920	1914	1912	
Gross SqFt	18,000	18,000	17,370	
Estimated Gross Income	\$343,732	\$427,898	\$345,457	
Gross Income per SqFt	\$19.10	\$23.77	\$19.89	
Estimated Expense	\$128,718	\$140,023	\$201,461	
Expense SqFt	\$7.15	\$7.78	\$11.60	
Net Operating Income	\$215,014	\$287,875	\$143,996	
Full Market Value	\$1,543,000	\$2,097,000	\$981,000	
Market Value per SqFt	\$85.72	\$116.50	\$56.48	
Distance from Cooperative in miles		0.15	0.05	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01058-0024	3-01058-0042	3-01157-0015	
Address	176 STERLING PLACE	229 ST JOHN'S PLACE	307 FLATBUSH AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	12	19	9	
Year Built	1906	1910	1931	
Gross SqFt	11,732	14,205	7,105	
Estimated Gross Income	\$240,741	\$283,470	\$149,797	
Gross Income per SqFt	\$20.52	\$19.96	\$21.08	
Estimated Expense	\$83,415	\$121,900	\$40,087	
Expense SqFt	\$7.11	\$8.58	\$5.64	
Net Operating Income	\$157,326	\$161,570	\$109,710	
Full Market Value	\$1,123,000	\$1,156,000	\$1,423,000	
Market Value per SqFt	\$95.72	\$81.38	\$200.28	
Distance from Cooperative in miles		0.00	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01059-0050	3-01170-0005	3-01078-0016	3-01173-0001
Address	235 LINCOLN PLACE	36 PLAZA ST EAST	530 2 STREET	203 UNDERHILL AVENUE
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	85	47	72
Year Built	1937	1926	1920	1912
Gross SqFt	57,786	75,535	39,261	67,680
Estimated Gross Income	\$962,137	\$1,522,220	\$653,750	\$921,911
Gross Income per SqFt	\$16.65	\$20.15	\$16.65	\$13.62
Estimated Expense	\$405,080	\$668,085	\$364,847	\$453,351
Expense SqFt	\$7.01	\$8.84	\$9.29	\$6.70
Net Operating Income	\$557,057	\$854,135	\$288,903	\$468,560
Full Market Value	\$4,031,000	\$6,105,000	\$2,091,000	\$3,098,000
Market Value per SqFt	\$69.76	\$80.82	\$53.26	\$45.77
Distance from Cooperative in miles		0.24	0.43	0.44

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01059-0055	3-01065-0027	3-01158-0023	3-01078-0016
Address	225 LINCOLN PLACE	862 UNION STREET	186 PROSPECT PLACE	530 2 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	49	36	47
Year Built	1920	1920	1931	1920
Gross SqFt	70,042	35,310	33,960	39,261
Estimated Gross Income	\$1,166,199	\$704,826	\$389,525	\$653,750
Gross Income per SqFt	\$16.65	\$19.96	\$11.47	\$16.65
Estimated Expense	\$490,994	\$327,122	\$219,733	\$364,847
Expense SqFt	\$7.01	\$9.26	\$6.47	\$9.29
Net Operating Income	\$675,205	\$377,704	\$169,792	\$288,903
Full Market Value	\$4,886,000	\$2,702,000	\$1,061,000	\$2,091,000
Market Value per SqFt	\$69.76	\$76.52	\$31.24	\$53.26
Distance from Cooperative in miles		0.15	0.19	0.43

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01063-0026	3-01170-0005	3-01172-0003	3-01078-0016
Address	220 BERKELEY PLACE	36 PLAZA ST EAST	25 EASTERN PARKWAY	530 2 STREET
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	85	30	47
Year Built	1956	1926	1925	1920
Gross SqFt	43,872	75,535	47,540	39,261
Estimated Gross Income	\$730,469	\$1,522,220	\$524,009	\$653,750
Gross Income per SqFt	\$16.65	\$20.15	\$11.02	\$16.65
Estimated Expense	\$307,543	\$668,085	\$305,169	\$364,847
Expense SqFt	\$7.01	\$8.84	\$6.42	\$9.29
Net Operating Income	\$422,926	\$854,135	\$218,840	\$288,903
Full Market Value	\$3,060,000	\$6,105,000	\$1,265,000	\$2,091,000
Market Value per SqFt	\$69.75	\$80.82	\$26.61	\$53.26
Distance from Cooperative in miles		0.29	0.32	0.33

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01064-0018	3-01170-0005	3-01078-0016	3-01179-0097
Address	39 PLAZA ST WEST	36 PLAZA ST EAST	530 2 STREET	159 EASTERN PARKWAY
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	38	85	47	72
Year Built	1927	1926	1920	1927
Gross SqFt	65,000	75,535	39,261	52,140
Estimated Gross Income	\$1,256,450	\$1,522,220	\$653,750	\$1,007,760
Gross Income per SqFt	\$19.33	\$20.15	\$16.65	\$19.33
Estimated Expense	\$596,700	\$668,085	\$364,847	\$478,674
Expense SqFt	\$9.18	\$8.84	\$9.29	\$9.18
Net Operating Income	\$659,750	\$854,135	\$288,903	\$529,086
Full Market Value	\$4,731,000	\$6,105,000	\$2,091,000	\$3,794,000
Market Value per SqFt	\$72.78	\$80.82	\$53.26	\$72.77
Distance from Cooperative in miles		0.22	0.35	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01064-0021	3-01179-0083	3-01173-0007	3-01081-0043
Address	45 PLAZA ST WEST	73 EASTERN PARKWAY	195 UNDERHILL AVENUE	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	46	23	36	41
Year Built	1941	1926	1940	1920
Gross SqFt	46,200	13,021	24,000	41,113
Estimated Gross Income	\$897,204	\$252,911	\$394,036	\$903,286
Gross Income per SqFt	\$19.42	\$19.42	\$16.42	\$21.97
Estimated Expense	\$470,778	\$132,706	\$183,642	\$317,950
Expense SqFt	\$10.19	\$10.19	\$7.65	\$7.73
Net Operating Income	\$426,426	\$120,205	\$210,394	\$585,336
Full Market Value	\$3,057,000	\$862,000	\$1,452,000	\$4,287,000
Market Value per SqFt	\$66.17	\$66.20	\$60.50	\$104.27
Distance from Cooperative in miles		0.37	0.38	0.39

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01064-0037	3-01179-0083	3-01179-0116	3-01081-0043
Address	925 UNION STREET	73 EASTERN PARKWAY	171 EASTERN PARKWAY	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	23	23	41
Year Built	1920	1926	1929	1920
Gross SqFt	43,032	13,021	12,266	41,113
Estimated Gross Income	\$835,681	\$252,911	\$223,227	\$903,286
Gross Income per SqFt	\$19.42	\$19.42	\$18.20	\$21.97
Estimated Expense	\$438,496	\$132,706	\$118,271	\$317,950
Expense SqFt	\$10.19	\$10.19	\$9.64	\$7.73
Net Operating Income	\$397,185	\$120,205	\$104,956	\$585,336
Full Market Value	\$2,847,000	\$862,000	\$755,000	\$4,287,000
Market Value per SqFt	\$66.16	\$66.20	\$61.55	\$104.27
Distance from Cooperative in miles		0.37	0.37	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01065-0031	3-01065-0027	3-01078-0016	3-01164-0064
Address	78 8 AVENUE	862 UNION STREET	530 2 STREET	215 STERLING PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	49	47	82
Year Built	1923	1920	1920	1937
Gross SqFt	51,654	35,310	39,261	92,902
Estimated Gross Income	\$860,039	\$704,826	\$653,750	\$1,456,913
Gross Income per SqFt	\$16.65	\$19.96	\$16.65	\$15.68
Estimated Expense	\$362,095	\$327,122	\$364,847	\$622,975
Expense SqFt	\$7.01	\$9.26	\$9.29	\$6.71
Net Operating Income	\$497,944	\$377,704	\$288,903	\$833,938
Full Market Value	\$3,603,000	\$2,702,000	\$2,091,000	\$5,357,000
Market Value per SqFt	\$69.75	\$76.52	\$53.26	\$57.66
Distance from Cooperative in miles		0.00	0.27	0.28

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01065-0037	3-01081-0043	3-01179-0097	3-01179-0037
Address	90 8 AVENUE	78 PROSPECT PARK WEST	159 EASTERN PARKWAY	364 LINCOLN PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	41	72	54
Year Built	1928	1920	1927	1927
Gross SqFt	73,400	41,113	52,140	51,288
Estimated Gross Income	\$1,418,822	\$903,286	\$1,007,760	\$746,640
Gross Income per SqFt	\$19.33	\$21.97	\$19.33	\$14.56
Estimated Expense	\$673,812	\$317,950	\$478,674	\$399,071
Expense SqFt	\$9.18	\$7.73	\$9.18	\$7.78
Net Operating Income	\$745,010	\$585,336	\$529,086	\$347,569
Full Market Value	\$5,342,000	\$4,287,000	\$3,794,000	\$2,402,000
Market Value per SqFt	\$72.78	\$104.27	\$72.77	\$46.83
Distance from Cooperative in miles		0.36	0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01066-0023	3-01066-0011	3-01070-0012	
Address	904 UNION STREET	882 UNION STREET	786 CARROLL STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	9	
Year Built	1910	1910	1920	
Gross SqFt	7,252	13,480	4,620	
Estimated Gross Income	\$159,907	\$296,752	\$102,000	
Gross Income per SqFt	\$22.05	\$22.01	\$22.08	
Estimated Expense	\$66,501	\$114,243	\$45,549	
Expense SqFt	\$9.17	\$8.48	\$9.86	
Net Operating Income	\$93,406	\$182,509	\$56,451	
Full Market Value	\$684,000	\$1,337,000	\$1,148,000	
Market Value per SqFt	\$94.32	\$99.18	\$248.48	
Distance from Cooperative in miles		0.00	0.19	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01066-0032	3-01164-0035	3-01081-0043	
Address	920 UNION STREET	210 PARK PLACE	78 PROSPECT PARK WEST	
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PARK SLOPE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	17	20	41	
Year Built	1920	1915	1920	
Gross SqFt	18,000	11,250	41,113	
Estimated Gross Income	\$380,880	\$234,600	\$903,286	
Gross Income per SqFt	\$21.16	\$20.85	\$21.97	
Estimated Expense	\$132,300	\$102,867	\$317,950	
Expense SqFt	\$7.35	\$9.14	\$7.73	
Net Operating Income	\$248,580	\$131,733	\$585,336	
Full Market Value	\$1,824,000	\$967,000	\$4,287,000	
Market Value per SqFt	\$101.33	\$85.96	\$104.27	
Distance from Cooperative in miles		0.29	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01066-0063	3-01066-0011	3-01068-0054	3-01063-0007
Address	915 PRESIDENT STREET	882 UNION STREET	847 CARROLL STREET	77 7 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	16	10	13
Year Built	1920	1910	1920	1920
Gross SqFt	7,500	13,480	5,374	13,760
Estimated Gross Income	\$165,075	\$296,752	\$105,008	\$230,736
Gross Income per SqFt	\$22.01	\$22.01	\$19.54	\$16.77
Estimated Expense	\$63,600	\$114,243		\$83,932
Expense SqFt	\$8.48	\$8.48		\$6.10
Net Operating Income	\$101,475	\$182,509	\$105,008	\$146,804
Full Market Value	\$743,000	\$1,337,000	\$1,181,000	\$1,062,000
Market Value per SqFt	\$99.07	\$99.18	\$219.76	\$77.18
Distance from Cooperative in miles		0.00	0.05	0.15

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01067-0039	3-01067-0007	3-01079-0040	3-01081-0043
Address	100 8 AVENUE	820 PRESIDENT STREET	70 PROSPECT PARK WEST	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	20	30	41
Year Built	1920	1920	1920	1920
Gross SqFt	26,880	16,470	36,636	41,113
Estimated Gross Income	\$576,845	\$630,360	\$603,351	\$903,286
Gross Income per SqFt	\$21.46	\$38.27	\$16.47	\$21.97
Estimated Expense	\$149,453	\$200,356	\$261,998	\$317,950
Expense SqFt	\$5.56	\$12.16	\$7.15	\$7.73
Net Operating Income	\$427,392	\$430,004	\$341,353	\$585,336
Full Market Value	\$3,134,000	\$3,254,000	\$2,471,000	\$4,287,000
Market Value per SqFt	\$116.59	\$197.57	\$67.45	\$104.27
Distance from Cooperative in miles		0.00	0.27	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01067-0045	3-01169-0019	3-00958-0007	
Address	118 8 AVENUE	214 STERLING PLACE	586 PRESIDENT STREET	
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PARK SLOPE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	55	35	25	
Year Built	1936	1936	2002	
Gross SqFt	72,160	31,000	30,000	
Estimated Gross Income	\$1,734,726	\$451,795	\$1,005,191	
Gross Income per SqFt	\$24.04	\$14.57	\$33.51	
Estimated Expense	\$627,070	\$236,190	\$292,648	
Expense SqFt	\$8.69	\$7.62	\$9.75	
Net Operating Income	\$1,107,656	\$215,605	\$712,543	
Full Market Value	\$8,063,000	\$1,375,000	\$5,292,000	
Market Value per SqFt	\$111.74	\$44.35	\$176.40	
Distance from Cooperative in miles		0.30	0.44	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01068-0003	3-01064-0001	3-01070-0012	3-01063-0001
Address	115 8 AVENUE	71 8 AVENUE	786 CARROLL STREET	89 7 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	12	9	14
Year Built	1920	1920	1920	1920
Gross SqFt	5,780	7,314	4,620	10,240
Estimated Gross Income	\$127,622	\$204,845	\$102,000	\$159,845
Gross Income per SqFt	\$22.08	\$28.01	\$22.08	\$15.61
Estimated Expense	\$56,991	\$65,427	\$45,549	\$70,812
Expense SqFt	\$9.86	\$8.95	\$9.86	\$6.92
Net Operating Income	\$70,631	\$139,418	\$56,451	\$89,033
Full Market Value	\$517,000	\$1,004,000	\$1,148,000	\$610,000
Market Value per SqFt	\$89.45	\$137.27	\$248.48	\$59.57
Distance from Cooperative in miles		0.10	0.16	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01068-0037	3-01078-0016	3-01169-0019	
Address	9 PROSPECT PARK WEST	530 2 STREET	214 STERLING PLACE	
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	43	47	35	
Year Built	1929	1920	1936	
Gross SqFt	120,000	39,261	31,000	
Estimated Gross Income	\$1,933,200	\$653,750	\$451,795	
Gross Income per SqFt	\$16.11	\$16.65	\$14.57	
Estimated Expense	\$966,000	\$364,847	\$236,190	
Expense SqFt	\$8.05	\$9.29	\$7.62	
Net Operating Income	\$967,200	\$288,903	\$215,605	
Full Market Value	\$6,591,000	\$2,091,000	\$1,375,000	
Market Value per SqFt	\$54.93	\$53.26	\$44.35	
Distance from Cooperative in miles		0.28	0.28	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01071-0002	3-01077-0001	3-01066-0011	3-01063-0007
Address	19 FISKE PLACE	215 8 AVENUE	882 UNION STREET	77 7 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	16	16	13
Year Built	1920	1920	1910	1920
Gross SqFt	16,350	11,250	13,480	13,760
Estimated Gross Income	\$359,864	\$272,266	\$296,752	\$230,736
Gross Income per SqFt	\$22.01	\$24.20	\$22.01	\$16.77
Estimated Expense	\$138,648	\$107,440	\$114,243	\$83,932
Expense SqFt	\$8.48	\$9.55	\$8.48	\$6.10
Net Operating Income	\$221,216	\$164,826	\$182,509	\$146,804
Full Market Value	\$1,620,000	\$1,199,000	\$1,337,000	\$1,062,000
Market Value per SqFt	\$99.08	\$106.58	\$99.18	\$77.18
Distance from Cooperative in miles		0.15	0.15	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01071-0004	3-01179-0023	3-00958-0007	
Address	140 8 AVENUE	326 LINCOLN PLACE	586 PRESIDENT STREET	
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PARK SLOPE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	94	35	25	
Year Built	1936	1925	2002	
Gross SqFt	97,768	36,276	30,000	
Estimated Gross Income	\$2,183,159	\$404,578	\$1,005,191	
Gross Income per SqFt	\$22.33	\$11.15	\$33.51	
Estimated Expense	\$794,854	\$235,768	\$292,648	
Expense SqFt	\$8.13	\$6.50	\$9.75	
Net Operating Income	\$1,388,305	\$168,810	\$712,543	
Full Market Value	\$10,153,000	\$947,000	\$5,292,000	
Market Value per SqFt	\$103.85	\$26.11	\$176.40	
Distance from Cooperative in miles		0.51	0.49	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01071-0034	3-01066-0011	3-01066-0014	
Address	259 GARFIELD PLACE	882 UNION STREET	888 UNION STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	17	16	16	
Year Built	1904	1910	1920	
Gross SqFt	24,312	13,480	12,612	
Estimated Gross Income	\$581,057	\$296,752	\$325,176	
Gross Income per SqFt	\$23.90	\$22.01	\$25.78	
Estimated Expense	\$233,638	\$114,243	\$135,383	
Expense SqFt	\$9.61	\$8.48	\$10.73	
Net Operating Income	\$347,419	\$182,509	\$189,793	
Full Market Value	\$2,530,000	\$1,337,000	\$1,375,000	
Market Value per SqFt	\$104.06	\$99.18	\$109.02	
Distance from Cooperative in miles		0.15	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01072-0040	3-01079-0001	3-01078-0016	3-01081-0043
Address	27 PROSPECT PARK WEST	575 3 STREET	530 2 STREET	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	36	47	41
Year Built	1928	1920	1920	1920
Gross SqFt	57,824	32,388	39,261	41,113
Estimated Gross Income	\$962,770	\$371,490	\$653,750	\$903,286
Gross Income per SqFt	\$16.65	\$11.47	\$16.65	\$21.97
Estimated Expense	\$419,224	\$209,550	\$364,847	\$317,950
Expense SqFt	\$7.25	\$6.47	\$9.29	\$7.73
Net Operating Income	\$543,546	\$161,940	\$288,903	\$585,336
Full Market Value	\$3,933,000	\$949,000	\$2,091,000	\$4,287,000
Market Value per SqFt	\$68.02	\$29.30	\$53.26	\$104.27
Distance from Cooperative in miles		0.19	0.24	0.24

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01073-0005	3-01075-0001	3-01066-0011	
Address	133 8 AVENUE	189 8 AVENUE	882 UNION STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	40	12	16	
Year Built	1910	1920	1910	
Gross SqFt	35,424	19,540	13,480	
Estimated Gross Income	\$640,466	\$276,216	\$296,752	
Gross Income per SqFt	\$18.08	\$14.14	\$22.01	
Estimated Expense	\$278,078	\$140,923	\$114,243	
Expense SqFt	\$7.85	\$7.21	\$8.48	
Net Operating Income	\$362,388	\$135,293	\$182,509	
Full Market Value	\$2,609,000	\$917,000	\$1,337,000	
Market Value per SqFt	\$73.65	\$46.93	\$99.18	
Distance from Cooperative in miles		0.05	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01073-0041	3-01078-0016	3-01179-0037	
Address	35 PROSPECT PARK WEST	530 2 STREET	364 LINCOLN PLACE	
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	76	47	54	
Year Built	1929	1920	1927	
Gross SqFt	191,654	39,261	51,288	
Estimated Gross Income	\$2,991,719	\$653,750	\$746,640	
Gross Income per SqFt	\$15.61	\$16.65	\$14.56	
Estimated Expense	\$1,418,240	\$364,847	\$399,071	
Expense SqFt	\$7.40	\$9.29	\$7.78	
Net Operating Income	\$1,573,479	\$288,903	\$347,569	
Full Market Value	\$10,772,000	\$2,091,000	\$2,402,000	
Market Value per SqFt	\$56.21	\$53.26	\$46.83	
Distance from Cooperative in miles		0.21	0.45	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01075-0035	3-01078-0016	3-01179-0116	
Address	40 PROSPECT PARK WEST	530 2 STREET	171 EASTERN PARKWAY	
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	62	47	23	
Year Built	1942	1920	1929	
Gross SqFt	67,134	39,261	12,266	
Estimated Gross Income	\$1,170,146	\$653,750	\$223,227	
Gross Income per SqFt	\$17.43	\$16.65	\$18.20	
Estimated Expense	\$559,226	\$364,847	\$118,271	
Expense SqFt	\$8.33	\$9.29	\$9.64	
Net Operating Income	\$610,920	\$288,903	\$104,956	
Full Market Value	\$4,409,000	\$2,091,000	\$755,000	
Market Value per SqFt	\$65.67	\$53.26	\$61.55	
Distance from Cooperative in miles		0.18	0.49	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01075-0039	3-01078-0016	3-01179-0083	
Address	44 PROSPECT PARK WEST	530 2 STREET	73 EASTERN PARKWAY	
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	55	47	23	
Year Built	1940	1920	1926	
Gross SqFt	60,744	39,261	13,021	
Estimated Gross Income	\$1,095,822	\$653,750	\$252,911	
Gross Income per SqFt	\$18.04	\$16.65	\$19.42	
Estimated Expense	\$522,398	\$364,847	\$132,706	
Expense SqFt	\$8.60	\$9.29	\$10.19	
Net Operating Income	\$573,424	\$288,903	\$120,205	
Full Market Value	\$4,132,000	\$2,091,000	\$862,000	
Market Value per SqFt	\$68.02	\$53.26	\$66.20	
Distance from Cooperative in miles		0.18	0.49	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01077-0007	3-01077-0001	3-01093-0001	
Address	199 8 AVENUE	215 8 AVENUE	911 8 AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	16	
Year Built	1920	1920	1920	
Gross SqFt	11,272	11,250	12,160	
Estimated Gross Income	\$259,481	\$272,266	\$279,048	
Gross Income per SqFt	\$23.02	\$24.20	\$22.95	
Estimated Expense	\$108,775	\$107,440	\$107,179	
Expense SqFt	\$9.65	\$9.55	\$8.81	
Net Operating Income	\$150,706	\$164,826	\$171,869	
Full Market Value	\$1,100,000	\$1,199,000	\$1,255,000	
Market Value per SqFt	\$97.59	\$106.58	\$103.21	
Distance from Cooperative in miles		0.00	0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01080-0041	3-00949-0044	3-00964-0008	
Address	314 8 AVENUE	168 5 AVENUE	265 4 AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	11	16	14	
Year Built	1920	1920	1930	
Gross SqFt	11,728	11,634	13,007	
Estimated Gross Income	\$224,239	\$391,617	\$279,901	
Gross Income per SqFt	\$19.12	\$33.66	\$21.52	
Estimated Expense	\$114,113	\$119,040	\$96,838	
Expense SqFt	\$9.73	\$10.23	\$7.45	
Net Operating Income	\$110,126	\$272,577	\$183,063	
Full Market Value	\$790,000	\$2,024,000	\$1,276,000	
Market Value per SqFt	\$67.36	\$173.97	\$98.10	
Distance from Cooperative in miles		0.60	0.47	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01081-0005	3-01081-0001	3-01085-0037	3-01085-0068
Address	305 8 AVENUE	525 4 STREET	94 PROSPECT PARK WEST	573 6 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	14	30	16
Year Built	1914	1920	1920	1920
Gross SqFt	32,064	11,524	21,195	12,664
Estimated Gross Income	\$613,064	\$295,438	\$405,315	\$129,484
Gross Income per SqFt	\$19.12	\$25.64	\$19.12	\$10.22
Estimated Expense	\$311,983	\$139,443	\$206,226	\$74,190
Expense SqFt	\$9.73	\$12.10	\$9.73	\$5.86
Net Operating Income	\$301,081	\$155,995	\$199,089	\$55,294
Full Market Value	\$2,160,000	\$1,131,000	\$1,428,000	\$305,000
Market Value per SqFt	\$67.37	\$98.14	\$67.37	\$24.08
Distance from Cooperative in miles		0.00	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01081-0038	3-01081-0043	3-01079-0040	3-01078-0016
Address	75 PROSPECT PARK WEST	78 PROSPECT PARK WEST	70 PROSPECT PARK WEST	530 2 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	41	30	47
Year Built	1920	1920	1920	1920
Gross SqFt	35,826	41,113	36,636	39,261
Estimated Gross Income	\$596,503	\$903,286	\$603,351	\$653,750
Gross Income per SqFt	\$16.65	\$21.97	\$16.47	\$16.65
Estimated Expense	\$251,140	\$317,950	\$261,998	\$364,847
Expense SqFt	\$7.01	\$7.73	\$7.15	\$9.29
Net Operating Income	\$345,363	\$585,336	\$341,353	\$288,903
Full Market Value	\$2,499,000	\$4,287,000	\$2,471,000	\$2,091,000
Market Value per SqFt	\$69.75	\$104.27	\$67.45	\$53.26
Distance from Cooperative in miles		0.00	0.05	0.16

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01083-0005	3-01079-0040	3-01079-0001	3-01078-0016
Address	411 8 AVENUE	70 PROSPECT PARK WEST	575 3 STREET	530 2 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	30	36	47
Year Built	1922	1920	1920	1920
Gross SqFt	49,188	36,636	32,388	39,261
Estimated Gross Income	\$810,126	\$603,351	\$371,490	\$653,750
Gross Income per SqFt	\$16.47	\$16.47	\$11.47	\$16.65
Estimated Expense	\$472,697	\$261,998	\$209,550	\$364,847
Expense SqFt	\$9.61	\$7.15	\$6.47	\$9.29
Net Operating Income	\$337,429	\$341,353	\$161,940	\$288,903
Full Market Value	\$2,443,000	\$2,471,000	\$949,000	\$2,091,000
Market Value per SqFt	\$49.67	\$67.45	\$29.30	\$53.26
Distance from Cooperative in miles		0.10	0.10	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01083-0038	3-01085-0037	3-01085-0068	3-01081-0001
Address	86 PROSPECT PARK WEST	94 PROSPECT PARK WEST	573 6 STREET	525 4 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	30	16	14
Year Built	1909	1920	1920	1920
Gross SqFt	29,628	21,195	12,664	11,524
Estimated Gross Income	\$566,487	\$405,315	\$129,484	\$295,438
Gross Income per SqFt	\$19.12	\$19.12	\$10.22	\$25.64
Estimated Expense	\$288,280	\$206,226	\$74,190	\$139,443
Expense SqFt	\$9.73	\$9.73	\$5.86	\$12.10
Net Operating Income	\$278,207	\$199,089	\$55,294	\$155,995
Full Market Value	\$1,996,000	\$1,428,000	\$305,000	\$1,131,000
Market Value per SqFt	\$67.37	\$67.37	\$24.08	\$98.14
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01083-0045	3-01081-0001	3-01085-0037	3-01082-0037
Address	92 PROSPECT PARK WEST	525 4 STREET	94 PROSPECT PARK WEST	404 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	30	17
Year Built	1920	1920	1920	1920
Gross SqFt	14,368	11,524	21,195	14,088
Estimated Gross Income	\$274,716	\$295,438	\$405,315	\$228,613
Gross Income per SqFt	\$19.12	\$25.64	\$19.12	\$16.23
Estimated Expense	\$139,801	\$139,443	\$206,226	\$100,190
Expense SqFt	\$9.73	\$12.10	\$9.73	\$7.11
Net Operating Income	\$134,915	\$155,995	\$199,089	\$128,423
Full Market Value	\$968,000	\$1,131,000	\$1,428,000	\$829,000
Market Value per SqFt	\$67.37	\$98.14	\$67.37	\$58.84
Distance from Cooperative in miles		0.05	0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01089-0040	3-01079-0040	3-01065-0027	
Address	123 PROSPECT PARK WEST	70 PROSPECT PARK WEST	862 UNION STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	38	30	49	
Year Built	1920	1920	1920	
Gross SqFt	43,716	36,636	35,310	
Estimated Gross Income	\$796,506	\$603,351	\$704,826	
Gross Income per SqFt	\$18.22	\$16.47	\$19.96	
Estimated Expense	\$393,881	\$261,998	\$327,122	
Expense SqFt	\$9.01	\$7.15	\$9.26	
Net Operating Income	\$402,625	\$341,353	\$377,704	
Full Market Value	\$2,898,000	\$2,471,000	\$2,702,000	
Market Value per SqFt	\$66.29	\$67.45	\$76.52	
Distance from Cooperative in miles		0.25	0.54	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01091-0035	3-01081-0043	3-01079-0040	3-01079-0001
Address	133 PROSPECT PARK WEST	78 PROSPECT PARK WEST	70 PROSPECT PARK WEST	575 3 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	41	30	36
Year Built	1904	1920	1920	1920
Gross SqFt	41,925	41,113	36,636	32,388
Estimated Gross Income	\$690,505	\$903,286	\$603,351	\$371,490
Gross Income per SqFt	\$16.47	\$21.97	\$16.47	\$11.47
Estimated Expense	\$402,899	\$317,950	\$261,998	\$209,550
Expense SqFt	\$9.61	\$7.73	\$7.15	\$6.47
Net Operating Income	\$287,606	\$585,336	\$341,353	\$161,940
Full Market Value	\$2,082,000	\$4,287,000	\$2,471,000	\$949,000
Market Value per SqFt	\$49.66	\$104.27	\$67.45	\$29.30
Distance from Cooperative in miles		0.24	0.29	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01096-0043	3-01096-0035	3-01093-0001	
Address	461 12 STREET	558 11 STREET	911 8 AVENUE	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	12	24	16	
Year Built	1940	1920	1920	
Gross SqFt	14,642	13,280	12,160	
Estimated Gross Income	\$283,908	\$257,514	\$279,048	
Gross Income per SqFt	\$19.39	\$19.39	\$22.95	
Estimated Expense	\$142,613	\$129,377	\$107,179	
Expense SqFt	\$9.74	\$9.74	\$8.81	
Net Operating Income	\$141,295	\$128,137	\$171,869	
Full Market Value	\$1,013,000	\$863,000	\$1,255,000	
Market Value per SqFt	\$69.18	\$64.98	\$103.21	
Distance from Cooperative in miles		0.00	0.17	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01096-0050	3-01078-0016	3-01079-0040	3-01107-0027
Address	445 12 STREET	530 2 STREET	70 PROSPECT PARK WEST	70 PROSPECT PARK SOUTHWES
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	47	30	48
Year Built	1960	1920	1920	1935
Gross SqFt	42,500	39,261	36,636	49,428
Estimated Gross Income	\$699,975	\$653,750	\$603,351	\$676,601
Gross Income per SqFt	\$16.47	\$16.65	\$16.47	\$13.69
Estimated Expense	\$408,425	\$364,847	\$261,998	\$302,841
Expense SqFt	\$9.61	\$9.29	\$7.15	\$6.13
Net Operating Income	\$291,550	\$288,903	\$341,353	\$373,760
Full Market Value	\$2,111,000	\$2,091,000	\$2,471,000	\$2,211,000
Market Value per SqFt	\$49.67	\$53.26	\$67.45	\$44.73
Distance from Cooperative in miles		0.44	0.47	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01098-0001	3-01924-0036	3-03615-0001	3-00305-0001
Address	420 12 STREET	226 TAAFFE PLACE	165 LOTT AVENUE	419 HICKS STREET
Neighborhood	PARK SLOPE	BEDFORD STUYVESANT	BROWNSVILLE	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	70	110	104	114
Year Built	1970	1935	1986	1870
Gross SqFt	109,380	130,000	101,127	90,288
Estimated Gross Income	\$2,376,827	\$2,824,628	\$1,456,383	\$2,680,530
Gross Income per SqFt	\$21.73	\$21.73	\$14.40	\$29.69
Estimated Expense	\$1,093,341	\$999,510	\$786,055	\$1,709,296
Expense SqFt	\$10.00	\$7.69	\$7.77	\$18.93
Net Operating Income	\$1,283,486	\$1,825,118	\$670,328	\$971,234
Full Market Value	\$9,406,000	\$13,375,000	\$4,640,000	\$7,280,000
Market Value per SqFt	\$85.99	\$102.88	\$45.88	\$80.63
Distance from Cooperative in miles		2.20	3.94	1.85

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01101-0046	3-01101-0043	3-01103-0071	
Address	186 PROSPECT PARK WEST	184 PROSPECT PARK WEST	417 15 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	16	16	
Year Built	1920	1921	1920	
Gross SqFt	10,904	8,960	12,536	
Estimated Gross Income	\$210,774	\$192,461	\$215,424	
Gross Income per SqFt	\$19.33	\$21.48	\$17.18	
Estimated Expense	\$86,033	\$88,525	\$94,353	
Expense SqFt	\$7.89	\$9.88	\$7.53	
Net Operating Income	\$124,741	\$103,936	\$121,071	
Full Market Value	\$895,000	\$715,000	\$865,000	
Market Value per SqFt	\$82.08	\$79.80	\$69.00	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01103-0048	3-01103-0054	3-01103-0071	3-01103-0001
Address	195 PROSPECT PARK WEST	459 15 STREET	417 15 STREET	1419 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	21	20	16	17
Year Built	1920	1920	1920	1921
Gross SqFt	17,000	13,528	12,536	12,068
Estimated Gross Income	\$303,960	\$241,944	\$215,424	\$257,735
Gross Income per SqFt	\$17.88	\$17.88	\$17.18	\$21.36
Estimated Expense	\$67,830	\$54,017	\$94,353	\$69,150
Expense SqFt	\$3.99	\$3.99	\$7.53	\$5.73
Net Operating Income	\$236,130	\$187,927	\$121,071	\$188,585
Full Market Value	\$1,702,000	\$1,355,000	\$865,000	\$1,383,000
Market Value per SqFt	\$100.12	\$100.16	\$69.00	\$114.60
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01103-0066	3-01103-0071	3-01103-0054	3-01105-0041
Address	427 15 STREET	417 15 STREET	459 15 STREET	210 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE	PARK SLOPE SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	16	20	15
Year Built	1900	1920	1920	1905
Gross SqFt	12,556	12,536	13,528	10,641
Estimated Gross Income	\$215,712	\$215,424	\$241,944	\$162,439
Gross Income per SqFt	\$17.18	\$17.18	\$17.88	\$15.27
Estimated Expense	\$94,547	\$94,353	\$54,017	\$84,743
Expense SqFt	\$7.53	\$7.53	\$3.99	\$7.96
Net Operating Income	\$121,165	\$121,071	\$187,927	\$77,696
Full Market Value	\$876,000	\$865,000	\$1,355,000	\$534,000
Market Value per SqFt	\$69.77	\$69.00	\$100.16	\$50.18
Distance from Cooperative in miles		0.00	0.00	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01106-0021	3-01107-0005	3-01105-0063	3-01105-0036
Address	16 PROSPECT PARK SOUTHWES	38 PROSPECT PARK SOUTHWES	419 16 STREET	196 PROSPECT PARK WEST
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	16	8
Year Built	1920	1920	1920	1920
Gross SqFt	12,393	15,200	11,844	11,000
Estimated Gross Income	\$253,437	\$310,764	\$295,635	\$195,925
Gross Income per SqFt	\$20.45	\$20.45	\$24.96	\$17.81
Estimated Expense	\$101,870	\$125,003	\$80,062	\$39,922
Expense SqFt	\$8.22	\$8.22	\$6.76	\$3.63
Net Operating Income	\$151,567	\$185,761	\$215,573	\$156,003
Full Market Value	\$1,082,000	\$1,326,000	\$1,566,000	\$678,000
Market Value per SqFt	\$87.31	\$87.24	\$132.22	\$61.64
Distance from Cooperative in miles		0.14	0.15	0.15

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01107-0009	3-01107-0005	3-01113-0079	3-01103-0009
Address	41 PROSPECT PARK SOUTHWES	38 PROSPECT PARK SOUTHWES	437 PROSPECT AVENUE	442 14 STREET
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	PARK SLOPE SOUTH	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16	16
Year Built	1920	1920	1920	1920
Gross SqFt	17,324	15,200	17,000	12,816
Estimated Gross Income	\$284,114	\$310,764	\$278,782	\$147,407
Gross Income per SqFt	\$16.40	\$20.45	\$16.40	\$11.50
Estimated Expense	\$126,812	\$125,003	\$124,379	\$81,817
Expense SqFt	\$7.32	\$8.22	\$7.32	\$6.38
Net Operating Income	\$157,302	\$185,761	\$154,403	\$65,590
Full Market Value	\$1,139,000	\$1,326,000	\$1,118,000	\$412,000
Market Value per SqFt	\$65.75	\$87.24	\$65.76	\$32.15
Distance from Cooperative in miles		0.00	0.31	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01152-0060	3-01165-0054	3-01158-0021	3-01131-0003
Address	307 PROSPECT PLACE	166 UNDERHILL AVENUE	180 PROSPECT PLACE	41 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	12
Year Built	1931	1901	1931	1931
Gross SqFt	7,192	8,496	15,480	7,237
Estimated Gross Income	\$159,950	\$188,916	\$278,483	\$172,848
Gross Income per SqFt	\$22.24	\$22.24	\$17.99	\$23.88
Estimated Expense	\$91,051	\$107,529	\$128,173	\$70,510
Expense SqFt	\$12.66	\$12.66	\$8.28	\$9.74
Net Operating Income	\$68,899	\$81,387	\$150,310	\$102,338
Full Market Value	\$504,000	\$503,000	\$1,083,000	\$740,000
Market Value per SqFt	\$70.08	\$59.20	\$69.96	\$102.25
Distance from Cooperative in miles		0.13	0.18	0.20

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01152-0071	3-01160-0032	3-01152-0092	
Address	285 PROSPECT PLACE	382 PROSPECT PLACE	239 PROSPECT PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	23	24	12	
Year Built	1931	1931	1931	
Gross SqFt	19,564	17,116	8,580	
Estimated Gross Income	\$452,320	\$395,799	\$204,237	
Gross Income per SqFt	\$23.12	\$23.12	\$23.80	
Estimated Expense	\$168,250	\$147,144	\$82,879	
Expense SqFt	\$8.60	\$8.60	\$9.66	
Net Operating Income	\$284,070	\$248,655	\$121,358	
Full Market Value	\$2,074,000	\$1,815,000	\$884,000	
Market Value per SqFt	\$106.01	\$106.04	\$103.03	
Distance from Cooperative in miles		0.16	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01155-0054	3-01142-0008	3-01168-0030	3-01205-0062
Address	698 CLASSON AVENUE	651 CLASSON AVENUE	588 PARK PLACE	1067 DEAN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	20	32
Year Built	1920	1930	1907	1910
Gross SqFt	32,112	13,000	13,320	30,416
Estimated Gross Income	\$390,161	\$133,632	\$161,867	\$405,158
Gross Income per SqFt	\$12.15	\$10.28	\$12.15	\$13.32
Estimated Expense	\$197,489	\$92,428	\$81,909	\$223,665
Expense SqFt	\$6.15	\$7.11	\$6.15	\$7.35
Net Operating Income	\$192,672	\$41,204	\$79,958	\$181,493
Full Market Value	\$1,225,000	\$257,000	\$508,000	\$1,205,000
Market Value per SqFt	\$38.15	\$19.77	\$38.14	\$39.62
Distance from Cooperative in miles		0.21	0.22	0.38

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01155-0088	3-01177-0007	3-01173-0007	
Address	425 PROSPECT PLACE	781 WASHINGTON AVENUE	195 UNDERHILL AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	58	63	36	
Year Built	1924	1920	1940	
Gross SqFt	54,315	47,925	24,000	
Estimated Gross Income	\$971,152	\$955,766	\$394,036	
Gross Income per SqFt	\$17.88	\$19.94	\$16.42	
Estimated Expense	\$457,332	\$530,304	\$183,642	
Expense SqFt	\$8.42	\$11.07	\$7.65	
Net Operating Income	\$513,820	\$425,462	\$210,394	
Full Market Value	\$3,704,000	\$2,244,000	\$1,452,000	
Market Value per SqFt	\$68.19	\$46.82	\$60.50	
Distance from Cooperative in miles		0.25	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01158-0056	3-01158-0021	3-01158-0037	
Address	233 PARK PLACE	180 PROSPECT PLACE	214 PROSPECT PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	20	
Year Built	1931	1931	1931	
Gross SqFt	12,986	15,480	34,896	
Estimated Gross Income	\$217,256	\$278,483	\$539,614	
Gross Income per SqFt	\$16.73	\$17.99	\$15.46	
Estimated Expense	\$101,421	\$128,173	\$255,728	
Expense SqFt	\$7.81	\$8.28	\$7.33	
Net Operating Income	\$115,835	\$150,310	\$283,886	
Full Market Value	\$590,000	\$1,083,000	\$1,946,000	
Market Value per SqFt	\$45.43	\$69.96	\$55.77	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01158-0058	3-00817-0001	3-00817-0003	
Address	231 PARK PLACE	5319 6 AVENUE	5313 6 AVENUE	
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	SUNSET PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	16	
Year Built	1982	1911	1911	
Gross SqFt	12,986	10,460	13,280	
Estimated Gross Income	\$193,491	\$247,067	\$196,325	
Gross Income per SqFt	\$14.90	\$23.62	\$14.78	
Estimated Expense	\$69,475	\$162,486	\$70,167	
Expense SqFt	\$5.35	\$15.53	\$5.28	
Net Operating Income	\$124,016	\$84,581	\$126,158	
Full Market Value	\$855,000	\$617,000	\$815,000	
Market Value per SqFt	\$65.84	\$58.99	\$61.37	
Distance from Cooperative in miles		3.23	3.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01164-0042	3-01164-0064	3-01169-0019	3-01152-0078
Address	230 PARK PLACE	215 STERLING PLACE	214 STERLING PLACE	269 PROSPECT PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	82	35	29
Year Built	1937	1937	1936	1985
Gross SqFt	114,500	92,902	31,000	15,384
Estimated Gross Income	\$1,668,265	\$1,456,913	\$451,795	\$194,512
Gross Income per SqFt	\$14.57	\$15.68	\$14.57	\$12.64
Estimated Expense	\$872,490	\$622,975	\$236,190	\$109,363
Expense SqFt	\$7.62	\$6.71	\$7.62	\$7.11
Net Operating Income	\$795,775	\$833,938	\$215,605	\$85,149
Full Market Value	\$5,357,000	\$5,357,000	\$1,375,000	\$570,000
Market Value per SqFt	\$46.79	\$57.66	\$44.35	\$37.05
Distance from Cooperative in miles		0.00	0.06	0.20

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01164-0051	3-01158-0016	3-01158-0021	3-01058-0042
Address	250 PARK PLACE	170 PROSPECT PLACE	180 PROSPECT PLACE	229 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	19
Year Built	1915	1931	1931	1910
Gross SqFt	16,160	16,124	15,480	14,205
Estimated Gross Income	\$322,554	\$431,800	\$278,483	\$283,470
Gross Income per SqFt	\$19.96	\$26.78	\$17.99	\$19.96
Estimated Expense	\$138,653	\$179,517	\$128,173	\$121,900
Expense SqFt	\$8.58	\$11.13	\$8.28	\$8.58
Net Operating Income	\$183,901	\$252,283	\$150,310	\$161,570
Full Market Value	\$1,315,000	\$1,824,000	\$1,083,000	\$1,156,000
Market Value per SqFt	\$81.37	\$113.12	\$69.96	\$81.38
Distance from Cooperative in miles		0.06	0.06	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01164-0054	3-01158-0021	3-01158-0037	3-01058-0042
Address	254 PARK PLACE	180 PROSPECT PLACE	214 PROSPECT PLACE	229 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	20	19
Year Built	1915	1931	1931	1910
Gross SqFt	15,434	15,480	34,896	14,205
Estimated Gross Income	\$295,935	\$278,483	\$539,614	\$283,470
Gross Income per SqFt	\$19.17	\$17.99	\$15.46	\$19.96
Estimated Expense	\$156,381	\$128,173	\$255,728	\$121,900
Expense SqFt	\$10.13	\$8.28	\$7.33	\$8.58
Net Operating Income	\$139,554	\$150,310	\$283,886	\$161,570
Full Market Value	\$1,001,000	\$1,083,000	\$1,946,000	\$1,156,000
Market Value per SqFt	\$64.86	\$69.96	\$55.77	\$81.38
Distance from Cooperative in miles		0.06	0.06	0.11

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01165-0001	3-01170-0005	3-01169-0019	3-01158-0023
Address	689 VANDERBILT AVENUE	36 PLAZA ST EAST	214 STERLING PLACE	186 PROSPECT PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	85	35	36
Year Built	1900	1926	1936	1931
Gross SqFt	41,000	75,535	31,000	33,960
Estimated Gross Income	\$597,370	\$1,522,220	\$451,795	\$389,525
Gross Income per SqFt	\$14.57	\$20.15	\$14.57	\$11.47
Estimated Expense	\$312,420	\$668,085	\$236,190	\$219,733
Expense SqFt	\$7.62	\$8.84	\$7.62	\$6.47
Net Operating Income	\$284,950	\$854,135	\$215,605	\$169,792
Full Market Value	\$1,969,000	\$6,105,000	\$1,375,000	\$1,061,000
Market Value per SqFt	\$48.02	\$80.82	\$44.35	\$31.24
Distance from Cooperative in miles		0.06	0.15	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01165-0011	3-01165-0054	3-01131-0003	
Address	675 VANDERBILT AVENUE	166 UNDERHILL AVENUE	41 UNDERHILL AVENUE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	12	
Year Built	1910	1901	1931	
Gross SqFt	8,952	8,496	7,237	
Estimated Gross Income	\$199,092	\$188,916	\$172,848	
Gross Income per SqFt	\$22.24	\$22.24	\$23.88	
Estimated Expense	\$113,332	\$107,529	\$70,510	
Expense SqFt	\$12.66	\$12.66	\$9.74	
Net Operating Income	\$85,760	\$81,387	\$102,338	
Full Market Value	\$627,000	\$503,000	\$740,000	
Market Value per SqFt	\$70.04	\$59.20	\$102.25	
Distance from Cooperative in miles		0.00	0.32	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01166-0001	3-01160-0032	3-01160-0046	3-01173-0049
Address	361 STERLING PLACE	382 PROSPECT PLACE	744 WASHINGTON AVENUE	790 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	24	8	16
Year Built	1930	1931	1920	1910
Gross SqFt	8,736	17,116	8,372	8,678
Estimated Gross Income	\$196,560	\$395,799	\$156,975	\$208,478
Gross Income per SqFt	\$22.50	\$23.12	\$18.75	\$24.02
Estimated Expense	\$104,745	\$147,144	\$25,688	\$103,509
Expense SqFt	\$11.99	\$8.60	\$3.07	\$11.93
Net Operating Income	\$91,815	\$248,655	\$131,287	\$104,969
Full Market Value	\$671,000	\$1,815,000	\$1,491,000	\$764,000
Market Value per SqFt	\$76.81	\$106.04	\$178.09	\$88.04
Distance from Cooperative in miles		0.06	0.06	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01169-0001	3-01164-0064	3-01169-0019	3-01158-0023
Address	10 PLAZA ST EAST	215 STERLING PLACE	214 STERLING PLACE	186 PROSPECT PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	82	35	36
Year Built	1959	1937	1936	1931
Gross SqFt	163,000	92,902	31,000	33,960
Estimated Gross Income	\$2,374,910	\$1,456,913	\$451,795	\$389,525
Gross Income per SqFt	\$14.57	\$15.68	\$14.57	\$11.47
Estimated Expense	\$1,242,060	\$622,975	\$236,190	\$219,733
Expense SqFt	\$7.62	\$6.71	\$7.62	\$6.47
Net Operating Income	\$1,132,850	\$833,938	\$215,605	\$169,792
Full Market Value	\$7,623,000	\$5,357,000	\$1,375,000	\$1,061,000
Market Value per SqFt	\$46.77	\$57.66	\$44.35	\$31.24
Distance from Cooperative in miles		0.06	0.00	0.12

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01169-0024	3-01164-0064	3-01169-0019	3-01158-0023
Address	20 PLAZA ST EAST	215 STERLING PLACE	214 STERLING PLACE	186 PROSPECT PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	82	35	36
Year Built	1940	1937	1936	1931
Gross SqFt	140,595	92,902	31,000	33,960
Estimated Gross Income	\$2,048,469	\$1,456,913	\$451,795	\$389,525
Gross Income per SqFt	\$14.57	\$15.68	\$14.57	\$11.47
Estimated Expense	\$1,071,334	\$622,975	\$236,190	\$219,733
Expense SqFt	\$7.62	\$6.71	\$7.62	\$6.47
Net Operating Income	\$977,135	\$833,938	\$215,605	\$169,792
Full Market Value	\$6,751,000	\$5,357,000	\$1,375,000	\$1,061,000
Market Value per SqFt	\$48.02	\$57.66	\$44.35	\$31.24
Distance from Cooperative in miles		0.06	0.00	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01170-0001	3-01164-0064	3-01173-0001	3-01169-0019
Address	50 PLAZA ST EAST	215 STERLING PLACE	203 UNDERHILL AVENUE	214 STERLING PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	82	72	35
Year Built	1925	1937	1912	1936
Gross SqFt	84,530	92,902	67,680	31,000
Estimated Gross Income	\$1,231,602	\$1,456,913	\$921,911	\$451,795
Gross Income per SqFt	\$14.57	\$15.68	\$13.62	\$14.57
Estimated Expense	\$644,119	\$622,975	\$453,351	\$236,190
Expense SqFt	\$7.62	\$6.71	\$6.70	\$7.62
Net Operating Income	\$587,483	\$833,938	\$468,560	\$215,605
Full Market Value	\$4,059,000	\$5,357,000	\$3,098,000	\$1,375,000
Market Value per SqFt	\$48.02	\$57.66	\$45.77	\$44.35
Distance from Cooperative in miles		0.15	0.20	0.11

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01170-0009	3-01164-0064	3-01172-0003	3-01169-0019
Address	34 PLAZA ST EAST	215 STERLING PLACE	25 EASTERN PARKWAY	214 STERLING PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	82	30	35
Year Built	1956	1937	1925	1936
Gross SqFt	120,000	92,902	47,540	31,000
Estimated Gross Income	\$1,748,400	\$1,456,913	\$524,009	\$451,795
Gross Income per SqFt	\$14.57	\$15.68	\$11.02	\$14.57
Estimated Expense	\$914,400	\$622,975	\$305,169	\$236,190
Expense SqFt	\$7.62	\$6.71	\$6.42	\$7.62
Net Operating Income	\$834,000	\$833,938	\$218,840	\$215,605
Full Market Value	\$5,762,000	\$5,357,000	\$1,265,000	\$1,375,000
Market Value per SqFt	\$48.02	\$57.66	\$26.61	\$44.35
Distance from Cooperative in miles		0.15	0.12	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01170-0029	3-01169-0019	3-01170-0005	3-01158-0023
Address	296 STERLING PLACE	214 STERLING PLACE	36 PLAZA ST EAST	186 PROSPECT PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	19	35	85	36
Year Built	1910	1936	1926	1931
Gross SqFt	29,724	31,000	75,535	33,960
Estimated Gross Income	\$433,079	\$451,795	\$1,522,220	\$389,525
Gross Income per SqFt	\$14.57	\$14.57	\$20.15	\$11.47
Estimated Expense	\$226,497	\$236,190	\$668,085	\$219,733
Expense SqFt	\$7.62	\$7.62	\$8.84	\$6.47
Net Operating Income	\$206,582	\$215,605	\$854,135	\$169,792
Full Market Value	\$1,427,000	\$1,375,000	\$6,105,000	\$1,061,000
Market Value per SqFt	\$48.01	\$44.35	\$80.82	\$31.24
Distance from Cooperative in miles		0.11	0.00	0.19

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01171-0002	3-01172-0003	3-01173-0001	3-01179-0097
Address	315 ST JOHN'S PLACE	25 EASTERN PARKWAY	203 UNDERHILL AVENUE	159 EASTERN PARKWAY
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	30	72	72
Year Built	1921	1925	1912	1927
Gross SqFt	63,300	47,540	67,680	52,140
Estimated Gross Income	\$862,146	\$524,009	\$921,911	\$1,007,760
Gross Income per SqFt	\$13.62	\$11.02	\$13.62	\$19.33
Estimated Expense	\$424,110	\$305,169	\$453,351	\$478,674
Expense SqFt	\$6.70	\$6.42	\$6.70	\$9.18
Net Operating Income	\$438,036	\$218,840	\$468,560	\$529,086
Full Market Value	\$2,896,000	\$1,265,000	\$3,098,000	\$3,794,000
Market Value per SqFt	\$45.75	\$26.61	\$45.77	\$72.77
Distance from Cooperative in miles		0.08	0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01171-0007	3-01172-0003	3-01173-0001	3-01164-0064
Address	295 ST JOHN'S PLACE	25 EASTERN PARKWAY	203 UNDERHILL AVENUE	215 STERLING PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	30	72	82
Year Built	1923	1925	1912	1937
Gross SqFt	86,040	47,540	67,680	92,902
Estimated Gross Income	\$1,171,865	\$524,009	\$921,911	\$1,456,913
Gross Income per SqFt	\$13.62	\$11.02	\$13.62	\$15.68
Estimated Expense	\$576,468	\$305,169	\$453,351	\$622,975
Expense SqFt	\$6.70	\$6.42	\$6.70	\$6.71
Net Operating Income	\$595,397	\$218,840	\$468,560	\$833,938
Full Market Value	\$3,937,000	\$1,265,000	\$3,098,000	\$5,357,000
Market Value per SqFt	\$45.76	\$26.61	\$45.77	\$57.66
Distance from Cooperative in miles		0.08	0.15	0.21

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01171-0019	3-01164-0064	3-01172-0003	
Address	60 PLAZA ST EAST	215 STERLING PLACE	25 EASTERN PARKWAY	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	80	82	30	
Year Built	1940	1937	1925	
Gross SqFt	97,320	92,902	47,540	
Estimated Gross Income	\$1,306,034	\$1,456,913	\$524,009	
Gross Income per SqFt	\$13.42	\$15.68	\$11.02	
Estimated Expense	\$643,285	\$622,975	\$305,169	
Expense SqFt	\$6.61	\$6.71	\$6.42	
Net Operating Income	\$662,749	\$833,938	\$218,840	
Full Market Value	\$4,392,000	\$5,357,000	\$1,265,000	
Market Value per SqFt	\$45.13	\$57.66	\$26.61	
Distance from Cooperative in miles		0.21	0.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01171-0048	3-01173-0007	3-01169-0019	3-01179-0116
Address	328 STERLING PLACE	195 UNDERHILL AVENUE	214 STERLING PLACE	171 EASTERN PARKWAY
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	36	35	23
Year Built	1931	1940	1936	1929
Gross SqFt	23,875	24,000	31,000	12,266
Estimated Gross Income	\$392,028	\$394,036	\$451,795	\$223,227
Gross Income per SqFt	\$16.42	\$16.42	\$14.57	\$18.20
Estimated Expense	\$182,644	\$183,642	\$236,190	\$118,271
Expense SqFt	\$7.65	\$7.65	\$7.62	\$9.64
Net Operating Income	\$209,384	\$210,394	\$215,605	\$104,956
Full Market Value	\$1,133,000	\$1,452,000	\$1,375,000	\$755,000
Market Value per SqFt	\$47.46	\$60.50	\$44.35	\$61.55
Distance from Cooperative in miles		0.15	0.17	0.20

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01172-0001	3-01177-0007	3-01179-0083	3-01173-0007
Address	35 EASTERN PARKWAY	781 WASHINGTON AVENUE	73 EASTERN PARKWAY	195 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	70	63	23	36
Year Built	1961	1920	1926	1940
Gross SqFt	35,160	47,925	13,021	24,000
Estimated Gross Income	\$507,476	\$955,766	\$252,911	\$394,036
Gross Income per SqFt	\$14.43	\$19.94	\$19.42	\$16.42
Estimated Expense	\$185,231	\$530,304	\$132,706	\$183,642
Expense SqFt	\$5.27	\$11.07	\$10.19	\$7.65
Net Operating Income	\$322,245	\$425,462	\$120,205	\$210,394
Full Market Value	\$2,230,000	\$2,244,000	\$862,000	\$1,452,000
Market Value per SqFt	\$63.42	\$46.82	\$66.20	\$60.50
Distance from Cooperative in miles		0.32	0.16	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01172-0021	3-01172-0029	3-01172-0027	3-01176-0040
Address	280 ST JOHN'S PLACE	310 ST JOHN'S PLACE	298 ST JOHN'S PLACE	440 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	13	15	16
Year Built	1912	1920	1920	1912
Gross SqFt	12,628	12,660	13,923	13,920
Estimated Gross Income	\$238,417	\$262,805	\$262,805	\$201,257
Gross Income per SqFt	\$18.88	\$20.76	\$18.88	\$14.46
Estimated Expense	\$108,853	\$124,929	\$120,024	\$104,971
Expense SqFt	\$8.62	\$9.87	\$8.62	\$7.54
Net Operating Income	\$129,564	\$137,876	\$142,781	\$96,286
Full Market Value	\$930,000	\$1,013,000	\$1,025,000	\$666,000
Market Value per SqFt	\$73.65	\$80.02	\$73.62	\$47.84
Distance from Cooperative in miles		0.00	0.00	0.15

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01173-0038	3-01173-0078	3-01173-0082	3-01173-0043
Address	426 STERLING PLACE	369 ST JOHN'S PLACE	357 ST JOHN'S PLACE	442 STERLING PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	20
Year Built	1910	1909	1909	1911
Gross SqFt	15,000	13,385	13,385	16,984
Estimated Gross Income	\$312,220	\$237,404	\$221,618	\$375,091
Gross Income per SqFt	\$20.81	\$17.74	\$16.56	\$22.08
Estimated Expense	\$163,422	\$95,521	\$103,916	\$185,959
Expense SqFt	\$10.89	\$7.14	\$7.76	\$10.95
Net Operating Income	\$148,798	\$141,883	\$117,702	\$189,132
Full Market Value	\$1,093,000	\$1,023,000	\$852,000	\$1,385,000
Market Value per SqFt	\$72.87	\$76.43	\$63.65	\$81.55
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01173-0040	3-01173-0078	3-01173-0082	3-01173-0043
Address	430 STERLING PLACE	369 ST JOHN'S PLACE	357 ST JOHN'S PLACE	442 STERLING PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	20
Year Built	1910	1909	1909	1911
Gross SqFt	15,000	13,385	13,385	16,984
Estimated Gross Income	\$266,100	\$237,404	\$221,618	\$375,091
Gross Income per SqFt	\$17.74	\$17.74	\$16.56	\$22.08
Estimated Expense	\$107,100	\$95,521	\$103,916	\$185,959
Expense SqFt	\$7.14	\$7.14	\$7.76	\$10.95
Net Operating Income	\$159,000	\$141,883	\$117,702	\$189,132
Full Market Value	\$1,147,000	\$1,023,000	\$852,000	\$1,385,000
Market Value per SqFt	\$76.47	\$76.43	\$63.65	\$81.55
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01173-0063	3-01173-0078	3-01173-0082	3-01173-0051
Address	415 ST JOHN'S PLACE	369 ST JOHN'S PLACE	357 ST JOHN'S PLACE	798 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	16	16	10
Year Built	1912	1909	1909	1910
Gross SqFt	15,612	13,385	13,385	9,116
Estimated Gross Income	\$276,957	\$237,404	\$221,618	\$170,916
Gross Income per SqFt	\$17.74	\$17.74	\$16.56	\$18.75
Estimated Expense	\$111,470	\$95,521	\$103,916	\$57,541
Expense SqFt	\$7.14	\$7.14	\$7.76	\$6.31
Net Operating Income	\$165,487	\$141,883	\$117,702	\$113,375
Full Market Value	\$1,193,000	\$1,023,000	\$852,000	\$1,624,000
Market Value per SqFt	\$76.42	\$76.43	\$63.65	\$178.15
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01176-0032	3-01179-0097	3-01179-0116	
Address	408 ST JOHN'S PLACE	159 EASTERN PARKWAY	171 EASTERN PARKWAY	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	72	23	
Year Built	1924	1927	1929	
Gross SqFt	41,800	52,140	12,266	
Estimated Gross Income	\$784,586	\$1,007,760	\$223,227	
Gross Income per SqFt	\$18.77	\$19.33	\$18.20	
Estimated Expense	\$393,338	\$478,674	\$118,271	
Expense SqFt	\$9.41	\$9.18	\$9.64	
Net Operating Income	\$391,248	\$529,086	\$104,956	
Full Market Value	\$2,812,000	\$3,794,000	\$755,000	
Market Value per SqFt	\$67.27	\$72.77	\$61.55	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01176-0047	3-01179-0097	3-01179-0116	
Address	375 LINCOLN PLACE	159 EASTERN PARKWAY	171 EASTERN PARKWAY	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR	
Total Units	39	72	23	
Year Built	1921	1927	1929	
Gross SqFt	36,352	52,140	12,266	
Estimated Gross Income	\$682,327	\$1,007,760	\$223,227	
Gross Income per SqFt	\$18.77	\$19.33	\$18.20	
Estimated Expense	\$342,072	\$478,674	\$118,271	
Expense SqFt	\$9.41	\$9.18	\$9.64	
Net Operating Income	\$340,255	\$529,086	\$104,956	
Full Market Value	\$2,445,000	\$3,794,000	\$755,000	
Market Value per SqFt	\$67.26	\$72.77	\$61.55	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01178-0057	3-01178-0072	3-01178-0079	3-01178-0075
Address	553 LINCOLN PLACE	511 LINCOLN PLACE	495 LINCOLN PLACE	505 LINCOLN PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	31	30
Year Built	1911	1912	1920	1920
Gross SqFt	18,136	21,920	25,556	25,556
Estimated Gross Income	\$207,589	\$392,101	\$440,831	\$479,359
Gross Income per SqFt	\$11.45	\$17.89	\$17.25	\$18.76
Estimated Expense	\$93,092	\$183,575	\$209,184	\$234,705
Expense SqFt	\$5.13	\$8.37	\$8.19	\$9.18
Net Operating Income	\$114,497	\$208,526	\$231,647	\$244,654
Full Market Value	\$735,000	\$1,503,000	\$1,673,000	\$1,758,000
Market Value per SqFt	\$40.53	\$68.57	\$65.46	\$68.79
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01178-0059	3-01178-0072	3-01178-0075	
Address	547 LINCOLN PLACE	511 LINCOLN PLACE	505 LINCOLN PLACE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	24	30	
Year Built	1911	1912	1920	
Gross SqFt	18,136	21,920	25,556	
Estimated Gross Income	\$332,433	\$392,101	\$479,359	
Gross Income per SqFt	\$18.33	\$17.89	\$18.76	
Estimated Expense	\$159,234	\$183,575	\$234,705	
Expense SqFt	\$8.78	\$8.37	\$9.18	
Net Operating Income	\$173,199	\$208,526	\$244,654	
Full Market Value	\$1,180,000	\$1,503,000	\$1,758,000	
Market Value per SqFt	\$65.06	\$68.57	\$68.79	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0047	3-01164-0064	3-01156-0080	
Address	135 EASTERN PARKWAY	215 STERLING PLACE	545 PROSPECT PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	186	82	159	
Year Built	1926	1937	1930	
Gross SqFt	220,000	92,902	172,800	
Estimated Gross Income	\$3,194,070	\$1,456,913	\$2,935,207	
Gross Income per SqFt	\$14.52	\$15.68	\$16.99	
Estimated Expense	\$780,311	\$622,975	\$1,376,964	
Expense SqFt	\$3.55	\$6.71	\$7.97	
Net Operating Income	\$2,413,759	\$833,938	\$1,558,243	
Full Market Value	\$16,694,000	\$5,357,000	\$11,266,000	
Market Value per SqFt	\$75.88	\$57.66	\$65.20	
Distance from Cooperative in miles		0.41	0.43	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0085	3-01179-0116	3-01172-0003	3-01177-0007
Address	61 EASTERN PARKWAY	171 EASTERN PARKWAY	25 EASTERN PARKWAY	781 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	41	23	30	63
Year Built	1930	1929	1925	1920
Gross SqFt	49,157	12,266	47,540	47,925
Estimated Gross Income	\$461,903	\$223,227	\$524,009	\$955,766
Gross Income per SqFt	\$9.40	\$18.20	\$11.02	\$19.94
Estimated Expense	\$94,445	\$118,271	\$305,169	\$530,304
Expense SqFt	\$1.92	\$9.64	\$6.42	\$11.07
Net Operating Income	\$367,458	\$104,956	\$218,840	\$425,462
Full Market Value	\$2,183,000	\$755,000	\$1,265,000	\$2,244,000
Market Value per SqFt	\$44.41	\$61.55	\$26.61	\$46.82
Distance from Cooperative in miles		0.00	0.16	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0092	3-01179-0116	3-01172-0003	3-01177-0007
Address	55 EASTERN PARKWAY	171 EASTERN PARKWAY	25 EASTERN PARKWAY	781 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	47	23	30	63
Year Built	1925	1929	1925	1920
Gross SqFt	44,100	12,266	47,540	47,925
Estimated Gross Income	\$802,620	\$223,227	\$524,009	\$955,766
Gross Income per SqFt	\$18.20	\$18.20	\$11.02	\$19.94
Estimated Expense	\$425,124	\$118,271	\$305,169	\$530,304
Expense SqFt	\$9.64	\$9.64	\$6.42	\$11.07
Net Operating Income	\$377,496	\$104,956	\$218,840	\$425,462
Full Market Value	\$2,717,000	\$755,000	\$1,265,000	\$2,244,000
Market Value per SqFt	\$61.61	\$61.55	\$26.61	\$46.82
Distance from Cooperative in miles		0.00	0.16	0.17

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0096	3-01173-0007	3-01179-0037	
Address	41 EASTERN PARKWAY	195 UNDERHILL AVENUE	364 LINCOLN PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	68	36	54	
Year Built	1926	1940	1927	
Gross SqFt	125,300	24,000	51,288	
Estimated Gross Income	\$1,940,897	\$394,036	\$746,640	
Gross Income per SqFt	\$15.49	\$16.42	\$14.56	
Estimated Expense	\$967,316	\$183,642	\$399,071	
Expense SqFt	\$7.72	\$7.65	\$7.78	
Net Operating Income	\$973,581	\$210,394	\$347,569	
Full Market Value	\$6,672,000	\$1,452,000	\$2,402,000	
Market Value per SqFt	\$53.25	\$60.50	\$46.83	
Distance from Cooperative in miles		0.12	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0103	3-01179-0011	3-01179-0019	
Address	400 LINCOLN PLACE	292 LINCOLN PLACE	320 LINCOLN PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	46	21	24	
Year Built	1924	1923	1922	
Gross SqFt	31,080	19,004	17,808	
Estimated Gross Income	\$526,184	\$334,274	\$289,753	
Gross Income per SqFt	\$16.93	\$17.59	\$16.27	
Estimated Expense	\$227,195	\$136,947	\$131,997	
Expense SqFt	\$7.31	\$7.21	\$7.41	
Net Operating Income	\$298,989	\$197,327	\$157,756	
Full Market Value	\$2,162,000	\$1,423,000	\$1,074,000	
Market Value per SqFt	\$69.56	\$74.88	\$60.31	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01179-0108	3-01179-0116	3-01180-0001	
Address	175 EASTERN PARKWAY	171 EASTERN PARKWAY	201 EASTERN PARKWAY	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	78	23	105	
Year Built	1922	1929	1924	
Gross SqFt	85,000	12,266	138,380	
Estimated Gross Income	\$1,275,000	\$223,227	\$1,632,536	
Gross Income per SqFt	\$15.00	\$18.20	\$11.80	
Estimated Expense	\$681,700	\$118,271	\$884,355	
Expense SqFt	\$8.02	\$9.64	\$6.39	
Net Operating Income	\$593,300	\$104,956	\$748,181	
Full Market Value	\$4,083,000	\$755,000	\$4,466,000	
Market Value per SqFt	\$48.04	\$61.55	\$32.27	
Distance from Cooperative in miles		0.00	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01181-0055	3-01178-0075	3-01178-0079	3-01178-0072
Address	321 EASTERN PARKWAY	505 LINCOLN PLACE	495 LINCOLN PLACE	511 LINCOLN PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	31	24
Year Built	1920	1920	1920	1912
Gross SqFt	20,240	25,556	25,556	21,920
Estimated Gross Income	\$345,604	\$479,359	\$440,831	\$392,101
Gross Income per SqFt	\$17.08	\$18.76	\$17.25	\$17.89
Estimated Expense	\$190,875	\$234,705	\$209,184	\$183,575
Expense SqFt	\$9.43	\$9.18	\$8.19	\$8.37
Net Operating Income	\$154,729	\$244,654	\$231,647	\$208,526
Full Market Value	\$1,118,000	\$1,758,000	\$1,673,000	\$1,503,000
Market Value per SqFt	\$55.24	\$68.79	\$65.46	\$68.57
Distance from Cooperative in miles		0.06	0.06	0.06

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01189-0064	3-01861-0020	3-01395-0024	3-01402-0029
Address	27 CROWN STREET	1320 FULTON STREET	1004 EASTERN PARKWAY	1692 UNION STREET
Neighborhood	CROWN HEIGHTS	BEDFORD STUYVESANT	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	65	16	61
Year Built	1926	1985	1913	1920
Gross SqFt	51,000	57,876	15,280	41,055
Estimated Gross Income	\$376,162	\$975,355	\$198,182	\$707,409
Gross Income per SqFt	\$7.38	\$16.85	\$12.97	\$17.23
Estimated Expense	\$57,138	\$473,682	\$93,361	\$374,638
Expense SqFt	\$1.12	\$8.18	\$6.11	\$9.13
Net Operating Income	\$319,024	\$501,673	\$104,821	\$332,771
Full Market Value	\$1,892,000	\$3,628,000	\$699,000	\$1,770,000
Market Value per SqFt	\$37.10	\$62.69	\$45.75	\$43.11
Distance from Cooperative in miles		1.05	1.32	1.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01249-0007	3-01221-0023	3-01220-0019	
Address	960 STERLING PLACE	789 ST MARK'S AVENUE	715 ST MARK'S AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	79	133	84	
Year Built	1937	1905	1939	
Gross SqFt	92,688	166,718	95,671	
Estimated Gross Income	\$771,164	\$1,489,107	\$737,966	
Gross Income per SqFt	\$8.32	\$8.93	\$7.71	
Estimated Expense	\$484,758	\$868,316	\$459,849	
Expense SqFt	\$5.23	\$5.21	\$4.81	
Net Operating Income	\$286,406	\$620,791	\$278,117	
Full Market Value	\$1,685,000	\$3,702,000	\$1,645,000	
Market Value per SqFt	\$18.18	\$22.21	\$17.19	
Distance from Cooperative in miles		0.25	0.29	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01261-0055	3-01261-0051	3-01261-0045	3-01261-0048
Address	469 EASTERN PARKWAY	481 EASTERN PARKWAY	497 EASTERN PARKWAY	489 EASTERN PARKWAY
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16	16
Year Built	1915	1920	1920	1920
Gross SqFt	15,384	15,372	15,372	15,372
Estimated Gross Income	\$177,471	\$171,484	\$163,937	\$196,688
Gross Income per SqFt	\$11.54	\$11.16	\$10.66	\$12.80
Estimated Expense	\$99,576	\$105,849	\$97,087	\$119,828
Expense SqFt	\$6.47	\$6.89	\$6.32	\$7.80
Net Operating Income	\$77,895	\$65,635	\$66,850	\$76,860
Full Market Value	\$318,000	\$396,000	\$386,000	\$389,000
Market Value per SqFt	\$20.67	\$25.76	\$25.11	\$25.31
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01283-0001	3-01395-0024	3-01700-0017	3-01859-0006
Address	1238 PRESIDENT STREET	1004 EASTERN PARKWAY	1660 FULTON STREET	15 ALBANY AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	240	16	143	36
Year Built	1972	1913	1974	1904
Gross SqFt	221,100	15,280	175,390	38,400
Estimated Gross Income	\$2,730,585	\$198,182	\$1,956,361	\$474,057
Gross Income per SqFt	\$12.35	\$12.97	\$11.15	\$12.35
Estimated Expense	\$1,439,361	\$93,361	\$1,090,099	\$294,460
Expense SqFt	\$6.51	\$6.11	\$6.22	\$7.67
Net Operating Income	\$1,291,224	\$104,821	\$866,262	\$179,597
Full Market Value	\$8,179,000	\$699,000	\$5,344,000	\$1,138,000
Market Value per SqFt	\$36.99	\$45.75	\$30.47	\$29.64
Distance from Cooperative in miles		0.74	1.13	1.06

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01287-0039	3-01189-0060	3-01175-0093	
Address	1040 CARROLL STREET	49 CROWN STREET	555 ST JOHN'S PLACE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	65	321	64	
Year Built	1927	1973	2003	
Gross SqFt	60,939	320,000	55,274	
Estimated Gross Income	\$647,172	\$3,834,312	\$511,107	
Gross Income per SqFt	\$10.62	\$11.98	\$9.25	
Estimated Expense	\$407,682	\$2,396,116	\$324,768	
Expense SqFt	\$6.69	\$7.49	\$5.88	
Net Operating Income	\$239,490	\$1,438,196	\$186,339	
Full Market Value	\$1,486,000	\$9,162,000	\$1,108,000	
Market Value per SqFt	\$24.39	\$28.63	\$20.05	
Distance from Cooperative in miles		0.15	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01296-0064	3-01296-0028	3-01419-0006	3-01419-0062
Address	345 MONTGOMERY STREET	250 CROWN STREET	712 CROWN STREET	947 MONTGOMERY STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	102	129	124	94
Year Built	1928	1927	1926	1928
Gross SqFt	105,675	137,286	127,950	99,822
Estimated Gross Income	\$1,126,496	\$1,457,977	\$1,363,947	\$1,064,233
Gross Income per SqFt	\$10.66	\$10.62	\$10.66	\$10.66
Estimated Expense	\$653,367	\$845,682	\$886,566	\$655,610
Expense SqFt	\$6.18	\$6.16	\$6.93	\$6.57
Net Operating Income	\$473,129	\$612,295	\$477,381	\$408,623
Full Market Value	\$1,705,000	\$3,575,000	\$2,962,000	\$2,535,000
Market Value per SqFt	\$16.13	\$26.04	\$23.15	\$25.40
Distance from Cooperative in miles		0.07	1.05	1.05

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01325-0001	3-01326-0001	3-01322-0032	3-01323-0017
Address	446 KINGSTON AVENUE	451 KINGSTON AVENUE	486 BROOKLYN AVENUE	441 BROOKLYN AVENUE
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	200	161	107	69
Year Built	1928	1929	1930	1930
Gross SqFt	195,726	155,208	113,952	66,527
Estimated Gross Income	\$2,211,704	\$1,831,454	\$1,254,612	\$751,755
Gross Income per SqFt	\$11.30	\$11.80	\$11.01	\$11.30
Estimated Expense	\$1,197,843	\$1,007,300	\$689,410	\$435,752
Expense SqFt	\$6.12	\$6.49	\$6.05	\$6.55
Net Operating Income	\$1,013,861	\$824,154	\$565,202	\$316,003
Full Market Value	\$6,525,000	\$5,265,000	\$3,080,000	\$2,034,000
Market Value per SqFt	\$33.34	\$33.92	\$27.03	\$30.57
Distance from Cooperative in miles		0.11	0.18	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01366-0020	3-01156-0062	3-01219-0022	
Address	1322 PROSPECT PLACE	597 PROSPECT PLACE	1054 BERGEN STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	20	16	
Year Built	1910	1931	1900	
Gross SqFt	10,920	13,480	10,848	
Estimated Gross Income	\$157,466	\$191,259	\$158,923	
Gross Income per SqFt	\$14.42	\$14.19	\$14.65	
Estimated Expense	\$82,555	\$99,405	\$84,180	
Expense SqFt	\$7.56	\$7.37	\$7.76	
Net Operating Income	\$74,911	\$91,854	\$74,743	
Full Market Value	\$494,000	\$610,000	\$516,000	
Market Value per SqFt	\$45.24	\$45.25	\$47.57	
Distance from Cooperative in miles		1.37	1.03	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01415-0016	3-01419-0062	3-01424-0063	3-01420-0024
Address	1702 CARROLL STREET	947 MONTGOMERY STREET	853 EMPIRE BOULEVARD	836 CROWN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	94	101	58
Year Built	1926	1928	1931	1929
Gross SqFt	105,654	99,822	100,600	58,631
Estimated Gross Income	\$728,433	\$1,064,233	\$935,983	\$651,884
Gross Income per SqFt	\$6.89	\$10.66	\$9.30	\$11.12
Estimated Expense	\$514,975	\$655,610	\$435,508	\$367,175
Expense SqFt	\$4.87	\$6.57	\$4.33	\$6.26
Net Operating Income	\$213,458	\$408,623	\$500,475	\$284,709
Full Market Value	\$1,270,000	\$2,535,000	\$2,101,000	\$1,757,000
Market Value per SqFt	\$12.02	\$25.40	\$20.88	\$29.97
Distance from Cooperative in miles		0.15	0.18	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01442-0066	3-03489-0260	3-01446-0020	3-03461-0032
Address	2381 DEAN STREET	1741 PITKIN AVENUE	2102 DEAN STREET	1492 BUSHWICK AVENUE
Neighborhood	OCEAN HILL	BROWNSVILLE	OCEAN HILL	BUSHWICK
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	35	15	12
Year Built	1910	1930	1910	1909
Gross SqFt	17,576	16,544	21,450	10,950
Estimated Gross Income	\$159,414	\$317,925	\$168,502	\$100,302
Gross Income per SqFt	\$9.07	\$19.22	\$7.86	\$9.16
Estimated Expense	\$109,147	\$191,467	\$86,404	\$68,219
Expense SqFt	\$6.21	\$11.57	\$4.03	\$6.23
Net Operating Income	\$50,267	\$126,458	\$82,098	\$32,083
Full Market Value	\$299,000	\$375,000	\$485,000	\$191,000
Market Value per SqFt	\$17.01	\$22.67	\$22.61	\$17.44
Distance from Cooperative in miles		0.23	0.50	0.52

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01777-0015	3-01799-0013	3-01778-0089	
Address	250 PULASKI STREET	572 GREENE AVENUE	41 KOSCIUSZKO STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	84	109	
Year Built	1975	1931	1959	
Gross SqFt	77,740	71,884	86,826	
Estimated Gross Income	\$984,095	\$1,261,861	\$1,396,162	
Gross Income per SqFt	\$12.66	\$17.55	\$16.08	
Estimated Expense	\$505,478	\$694,531	\$368,142	
Expense SqFt	\$6.50	\$9.66	\$4.24	
Net Operating Income	\$478,617	\$567,330	\$1,028,020	
Full Market Value	\$3,203,000	\$2,849,000	\$1,045,000	
Market Value per SqFt	\$41.20	\$39.63	\$12.04	
Distance from Cooperative in miles		0.40	0.63	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01797-0005	3-01833-0001	3-01808-0051	3-01802-0001
Address	1059 BEDFORD AVENUE	425 NOSTRAND AVENUE	784 MARCY AVENUE	1077 BEDFORD AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	14	12	38	15
Year Built	1931	1931	1931	1931
Gross SqFt	11,520	9,360	22,880	11,520
Estimated Gross Income	\$176,371	\$150,285	\$350,298	\$167,366
Gross Income per SqFt	\$15.31	\$16.06	\$15.31	\$14.53
Estimated Expense	\$96,653	\$68,145	\$191,906	\$70,973
Expense SqFt	\$8.39	\$7.28	\$8.39	\$6.16
Net Operating Income	\$79,718	\$82,140	\$158,392	\$96,393
Full Market Value	\$547,000	\$560,000	\$1,087,000	\$666,000
Market Value per SqFt	\$47.48	\$59.83	\$47.51	\$57.81
Distance from Cooperative in miles		0.40	0.21	0.05

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01803-0076	3-01802-0001	3-01803-0079	
Address	277 QUINCY STREET	1077 BEDFORD AVENUE	273 QUINCY STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	15	12	
Year Built	1931	1931	1931	
Gross SqFt	17,800	11,520	15,000	
Estimated Gross Income	\$213,600	\$167,366	\$142,114	
Gross Income per SqFt	\$12.00	\$14.53	\$9.47	
Estimated Expense	\$104,842	\$70,973	\$84,312	
Expense SqFt	\$5.89	\$6.16	\$5.62	
Net Operating Income	\$108,758	\$96,393	\$57,802	
Full Market Value	\$693,000	\$666,000	\$343,000	
Market Value per SqFt	\$38.93	\$57.81	\$22.87	
Distance from Cooperative in miles		0.18	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01888-0004	3-01887-0093	3-02044-0064	3-01904-0053
Address	149 CLINTON AVENUE	419 MYRTLE AVENUE	100 ADELPHI STREET	161 HALL STREET
Neighborhood	CLINTON HILL	CLINTON HILL	FORT GREENE	CLINTON HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	13	48	12
Year Built	1900	1905	1900	1905
Gross SqFt	28,800	4,000	37,580	13,600
Estimated Gross Income	\$430,272	\$93,520	\$617,172	\$203,245
Gross Income per SqFt	\$14.94	\$23.38	\$16.42	\$14.94
Estimated Expense	\$199,584	\$28,400	\$325,144	\$94,215
Expense SqFt	\$6.93	\$7.10	\$8.65	\$6.93
Net Operating Income	\$230,688	\$65,120	\$292,028	\$109,030
Full Market Value	\$1,589,000	\$475,000	\$2,115,000	\$751,000
Market Value per SqFt	\$55.17	\$118.75	\$56.28	\$55.22
Distance from Cooperative in miles		0.05	0.21	0.18

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01888-0020	3-01887-0093	3-01904-0053	3-02073-0035
Address	119 CLINTON AVENUE	419 MYRTLE AVENUE	161 HALL STREET	162 ADELPHI STREET
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	FORT GREENE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	13	12	16
Year Built	1905	1905	1905	1915
Gross SqFt	12,460	4,000	13,600	14,604
Estimated Gross Income	\$175,338	\$93,520	\$203,245	\$250,360
Gross Income per SqFt	\$14.07	\$23.38	\$14.94	\$17.14
Estimated Expense	\$42,145	\$28,400	\$94,215	\$105,720
Expense SqFt	\$3.38	\$7.10	\$6.93	\$7.24
Net Operating Income	\$133,193	\$65,120	\$109,030	\$144,640
Full Market Value	\$924,000	\$475,000	\$751,000	\$1,045,000
Market Value per SqFt	\$74.16	\$118.75	\$55.22	\$71.56
Distance from Cooperative in miles		0.05	0.18	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01901-0001	3-01917-0045	3-01925-0001	3-01946-0004
Address	210 CLINTON AVENUE	266 WASHINGTON AVENUE	227 TAAFFE PLACE	379 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	104	114	86	86
Year Built	1945	1928	1935	1905
Gross SqFt	128,583	105,360	122,000	113,924
Estimated Gross Income	\$2,062,471	\$1,584,511	\$1,956,421	\$2,020,566
Gross Income per SqFt	\$16.04	\$15.04	\$16.04	\$17.74
Estimated Expense	\$743,210	\$849,656	\$704,728	\$928,931
Expense SqFt	\$5.78	\$8.06	\$5.78	\$8.15
Net Operating Income	\$1,319,261	\$734,855	\$1,251,693	\$1,091,635
Full Market Value	\$7,029,000	\$5,049,000	\$8,535,000	\$7,872,000
Market Value per SqFt	\$54.67	\$47.92	\$69.96	\$69.10
Distance from Cooperative in miles		0.17	0.52	0.39

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01902-0001	3-01918-0024	3-01976-0014	3-01978-0025
Address	185 CLINTON AVENUE	253 WASHINGTON AVENUE	480 CLINTON AVENUE	500 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	520	29	20	36
Year Built	1944	1905	1930	1930
Gross SqFt	651,914	32,160	17,000	39,200
Estimated Gross Income	\$7,379,666	\$410,332	\$192,495	\$370,557
Gross Income per SqFt	\$11.32	\$12.76	\$11.32	\$9.45
Estimated Expense	\$3,911,484	\$231,102	\$112,276	\$233,240
Expense SqFt	\$6.00	\$7.19	\$6.60	\$5.95
Net Operating Income	\$3,468,182	\$179,230	\$80,219	\$137,317
Full Market Value	\$21,120,000	\$1,198,000	\$516,000	\$815,000
Market Value per SqFt	\$32.40	\$37.25	\$30.35	\$20.79
Distance from Cooperative in miles		0.17	0.59	0.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01902-0022	3-01917-0045	3-02045-0053	
Address	165 CLINTON AVENUE	266 WASHINGTON AVENUE	62 CLERMONT AVENUE	
Neighborhood	CLINTON HILL	CLINTON HILL	FORT GREENE	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	61	114	26	
Year Built	1954	1928	2005	
Gross SqFt	76,200	105,360	35,176	
Estimated Gross Income	\$1,239,012	\$1,584,511	\$614,880	
Gross Income per SqFt	\$16.26	\$15.04	\$17.48	
Estimated Expense	\$666,750	\$849,656	\$331,623	
Expense SqFt	\$8.75	\$8.06	\$9.43	
Net Operating Income	\$572,262	\$734,855	\$283,257	
Full Market Value	\$3,895,000	\$5,049,000	\$2,044,000	
Market Value per SqFt	\$51.12	\$47.92	\$58.11	
Distance from Cooperative in miles		0.14	0.24	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01905-0001	3-02045-0053	3-01960-0070	
Address	185 HALL STREET	62 CLERMONT AVENUE	464 CLINTON AVENUE	
Neighborhood	CLINTON HILL	FORT GREENE	CLINTON HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	287	26	62	
Year Built	1958	2005	1930	
Gross SqFt	272,000	35,176	47,304	
Estimated Gross Income	\$4,422,720	\$614,880	\$706,875	
Gross Income per SqFt	\$16.26	\$17.48	\$14.94	
Estimated Expense	\$2,380,000	\$331,623	\$337,440	
Expense SqFt	\$8.75	\$9.43	\$7.13	
Net Operating Income	\$2,042,720	\$283,257	\$369,435	
Full Market Value	\$13,902,000	\$2,044,000	\$2,545,000	
Market Value per SqFt	\$51.11	\$58.11	\$53.80	
Distance from Cooperative in miles		0.43	0.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01905-0080	3-01917-0045	3-01925-0001	3-02075-0001
Address	195 WILLOUGHBY AVENUE	266 WASHINGTON AVENUE	227 TAAFFE PLACE	65 WILLOUGHBY AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	BEDFORD STUYVESANT	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	287	114	86	29
Year Built	1958	1928	1935	1928
Gross SqFt	272,000	105,360	122,000	27,702
Estimated Gross Income	\$4,216,000	\$1,584,511	\$1,956,421	\$357,895
Gross Income per SqFt	\$15.50	\$15.04	\$16.04	\$12.92
Estimated Expense	\$2,192,320	\$849,656	\$704,728	\$207,277
Expense SqFt	\$8.06	\$8.06	\$5.78	\$7.48
Net Operating Income	\$2,023,680	\$734,855	\$1,251,693	\$150,618
Full Market Value	\$13,923,000	\$5,049,000	\$8,535,000	\$1,005,000
Market Value per SqFt	\$51.19	\$47.92	\$69.96	\$36.28
Distance from Cooperative in miles		0.22	0.26	0.33

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01916-0001	3-02102-0008	3-01946-0004	3-01917-0045
Address	275 CLINTON AVENUE	249 CUMBERLAND STREET	379 WASHINGTON AVENUE	266 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	FORT GREENE	CLINTON HILL	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	30	70	86	114
Year Built	1905	1928	1905	1928
Gross SqFt	59,800	38,742	113,924	105,360
Estimated Gross Income	\$1,060,852	\$1,036,491	\$2,020,566	\$1,584,511
Gross Income per SqFt	\$17.74	\$26.75	\$17.74	\$15.04
Estimated Expense	\$487,370	\$388,769	\$928,931	\$849,656
Expense SqFt	\$8.15	\$10.03	\$8.15	\$8.06
Net Operating Income	\$573,482	\$647,722	\$1,091,635	\$734,855
Full Market Value	\$4,135,000	\$4,682,000	\$7,872,000	\$5,049,000
Market Value per SqFt	\$69.15	\$120.85	\$69.10	\$47.92
Distance from Cooperative in miles		0.28	0.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01918-0013	3-01979-0015	3-01946-0004	3-02045-0053
Address	279 WASHINGTON AVENUE	475 WASHINGTON AVENUE	379 WASHINGTON AVENUE	62 CLERMONT AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	FORT GREENE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	65	47	86	26
Year Built	1905	1931	1905	2005
Gross SqFt	75,240	63,450	113,924	35,176
Estimated Gross Income	\$1,334,758	\$1,229,434	\$2,020,566	\$614,880
Gross Income per SqFt	\$17.74	\$19.38	\$17.74	\$17.48
Estimated Expense	\$613,206	\$534,037	\$928,931	\$331,623
Expense SqFt	\$8.15	\$8.42	\$8.15	\$9.43
Net Operating Income	\$721,552	\$695,397	\$1,091,635	\$283,257
Full Market Value	\$5,203,000	\$4,986,000	\$7,872,000	\$2,044,000
Market Value per SqFt	\$69.15	\$78.58	\$69.10	\$58.11
Distance from Cooperative in miles		0.49	0.23	0.40

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01924-0008	3-01924-0060	3-01948-0065	3-01893-0052
Address	283 CLASSON AVENUE	433 DE KALB AVENUE	47 CLIFTON PLACE	108 STEUBEN STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	CLINTON HILL	CLINTON HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	9	16	12
Year Built	1915	1905	1905	1905
Gross SqFt	8,417	7,020	9,520	3,750
Estimated Gross Income	\$230,457	\$79,958	\$260,690	\$93,305
Gross Income per SqFt	\$27.38	\$11.39	\$27.38	\$24.88
Estimated Expense	\$87,705		\$99,206	\$41,949
Expense SqFt	\$10.42		\$10.42	\$11.19
Net Operating Income	\$142,752	\$79,958	\$161,484	\$51,356
Full Market Value	\$1,030,000	\$600,000	\$1,165,000	\$373,000
Market Value per SqFt	\$122.37	\$85.47	\$122.37	\$99.47
Distance from Cooperative in miles		0.00	0.22	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01930-0005	3-02013-0041	3-01892-0061	
Address	321 CLINTON AVENUE	260 ST JAMES PLACE	98 GRAND AVENUE	
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	12	20	26	
Year Built	1900	1930	1946	
Gross SqFt	21,500	10,060	25,000	
Estimated Gross Income	\$420,325	\$246,576	\$560,325	
Gross Income per SqFt	\$19.55	\$24.51	\$22.41	
Estimated Expense	\$124,270	\$103,210	\$215,155	
Expense SqFt	\$5.78	\$10.26	\$8.61	
Net Operating Income	\$296,055	\$143,366	\$345,170	
Full Market Value	\$2,122,000	\$1,042,000	\$2,524,000	
Market Value per SqFt	\$98.70	\$103.58	\$100.96	
Distance from Cooperative in miles		0.50	0.43	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01933-0001	3-01798-0040	3-01588-0001	3-01785-0020
Address	21 ST JAMES PLACE	550 GREENE AVENUE	157 MARCUS GARVEY BOULEVA	210 KOSCIUSZKO STREET
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	327	151	272	101
Year Built	1963	1984	1976	1974
Gross SqFt	370,990	128,000	290,715	104,920
Estimated Gross Income	\$5,216,119	\$2,276,067	\$4,145,596	\$1,564,357
Gross Income per SqFt	\$14.06	\$17.78	\$14.26	\$14.91
Estimated Expense	\$2,608,060	\$1,037,068	\$2,238,506	\$828,868
Expense SqFt	\$7.03	\$8.10	\$7.70	\$7.90
Net Operating Income	\$2,608,059	\$1,238,999	\$1,907,090	\$735,489
Full Market Value	\$16,050,000	\$6,990,000	\$12,457,000	\$3,720,000
Market Value per SqFt	\$43.26	\$54.61	\$42.85	\$35.46
Distance from Cooperative in miles		0.69	1.30	0.83

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01933-0060	3-01785-0020	3-02148-0013	
Address	309 LAFAYETTE AVENUE	210 KOSCIUSZKO STREET	166 SOUTH 9 STREET	
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	327	101	60	
Year Built	1963	1974	1926	
Gross SqFt	370,990	104,920	61,650	
Estimated Gross Income	\$5,216,119	\$1,564,357	\$811,931	
Gross Income per SqFt	\$14.06	\$14.91	\$13.17	
Estimated Expense	\$2,608,060	\$828,868	\$430,317	
Expense SqFt	\$7.03	\$7.90	\$6.98	
Net Operating Income	\$2,608,059	\$735,489	\$381,614	
Full Market Value	\$14,565,000	\$3,720,000	\$2,537,000	
Market Value per SqFt	\$39.26	\$35.46	\$41.15	
Distance from Cooperative in miles		0.83	1.29	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01933-0100	3-01785-0020	3-01588-0001	3-01684-0001
Address	333 LAFAYETTE AVENUE	210 KOSCIUSZKO STREET	157 MARCUS GARVEY BOULEVA	362 MALCOLM X BOULEVARD
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	327	101	272	248
Year Built	1963	1974	1976	1980
Gross SqFt	370,990	104,920	290,715	302,400
Estimated Gross Income	\$5,290,317	\$1,564,357	\$4,145,596	\$3,056,167
Gross Income per SqFt	\$14.26	\$14.91	\$14.26	\$10.11
Estimated Expense	\$3,227,613	\$828,868	\$2,238,506	\$1,881,712
Expense SqFt	\$8.70	\$7.90	\$7.70	\$6.22
Net Operating Income	\$2,062,704	\$735,489	\$1,907,090	\$1,174,455
Full Market Value	\$14,295,000	\$3,720,000	\$12,457,000	\$7,326,000
Market Value per SqFt	\$38.53	\$35.46	\$42.85	\$24.23
Distance from Cooperative in miles		0.83	1.30	1.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01944-0004	3-01978-0025	3-01918-0024	3-01979-0015
Address	345 CLINTON AVENUE	500 WASHINGTON AVENUE	253 WASHINGTON AVENUE	475 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	424	36	29	47
Year Built	1946	1930	1905	1931
Gross SqFt	448,000	39,200	32,160	63,450
Estimated Gross Income	\$5,716,480	\$370,557	\$410,332	\$1,229,434
Gross Income per SqFt	\$12.76	\$9.45	\$12.76	\$19.38
Estimated Expense	\$2,979,200	\$233,240	\$231,102	\$534,037
Expense SqFt	\$6.65	\$5.95	\$7.19	\$8.42
Net Operating Income	\$2,737,280	\$137,317	\$179,230	\$695,397
Full Market Value	\$17,270,000	\$815,000	\$1,198,000	\$4,986,000
Market Value per SqFt	\$38.55	\$20.79	\$37.25	\$78.58
Distance from Cooperative in miles		0.26	0.25	0.29

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01952-0033	3-01960-0070	3-01979-0024	
Address	110 CLIFTON PLACE	464 CLINTON AVENUE	92 GATES AVENUE	
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	34	62	45	
Year Built	1922	1930	1931	
Gross SqFt	46,433	47,304	35,820	
Estimated Gross Income	\$672,814	\$706,875	\$842,166	
Gross Income per SqFt	\$14.49	\$14.94	\$23.51	
Estimated Expense	\$250,738	\$337,440	\$295,413	
Expense SqFt	\$5.40	\$7.13	\$8.25	
Net Operating Income	\$422,076	\$369,435	\$546,753	
Full Market Value	\$2,920,000	\$2,545,000	\$3,987,000	
Market Value per SqFt	\$62.89	\$53.80	\$111.31	
Distance from Cooperative in miles		0.38	0.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01961-0006	3-01948-0040	3-01960-0070	3-02075-0001
Address	451 CLINTON AVENUE	91 CLIFTON PLACE	464 CLINTON AVENUE	65 WILLOUGHBY AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	FORT GREENE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	31	22	62	29
Year Built	1930	1920	1930	1928
Gross SqFt	29,542	22,500	47,304	27,702
Estimated Gross Income	\$441,357	\$375,128	\$706,875	\$357,895
Gross Income per SqFt	\$14.94	\$16.67	\$14.94	\$12.92
Estimated Expense	\$210,634	\$186,174	\$337,440	\$207,277
Expense SqFt	\$7.13	\$8.27	\$7.13	\$7.48
Net Operating Income	\$230,723	\$188,954	\$369,435	\$150,618
Full Market Value	\$1,590,000	\$1,367,000	\$2,545,000	\$1,005,000
Market Value per SqFt	\$53.82	\$60.76	\$53.80	\$36.28
Distance from Cooperative in miles		0.35	0.05	0.51

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01961-0014	3-02011-0007	3-01948-0040	3-01960-0070
Address	429 CLINTON AVENUE	537 CLINTON AVENUE	91 CLIFTON PLACE	464 CLINTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	24	65	22	62
Year Built	1930	1930	1920	1930
Gross SqFt	25,701	44,000	22,500	47,304
Estimated Gross Income	\$428,436	\$896,580	\$375,128	\$706,875
Gross Income per SqFt	\$16.67	\$20.38	\$16.67	\$14.94
Estimated Expense	\$212,547	\$444,564	\$186,174	\$337,440
Expense SqFt	\$8.27	\$10.10	\$8.27	\$7.13
Net Operating Income	\$215,889	\$452,016	\$188,954	\$369,435
Full Market Value	\$1,562,000	\$3,228,000	\$1,367,000	\$2,545,000
Market Value per SqFt	\$60.78	\$73.36	\$60.76	\$53.80
Distance from Cooperative in miles		0.21	0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-01961-0032	3-01961-0021	3-01963-0028	3-01963-0064
Address	387 CLINTON AVENUE	415 CLINTON AVENUE	407 WASHINGTON AVENUE	148 ST JAMES PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	11	24	16
Year Built	1910	1900	1930	1930
Gross SqFt	26,656	5,994	19,744	14,560
Estimated Gross Income	\$447,288	\$139,071	\$331,330	\$278,708
Gross Income per SqFt	\$16.78	\$23.20	\$16.78	\$19.14
Estimated Expense	\$186,059	\$73,895	\$137,818	\$117,203
Expense SqFt	\$6.98	\$12.33	\$6.98	\$8.05
Net Operating Income	\$261,229	\$65,176	\$193,512	\$161,505
Full Market Value	\$1,890,000	\$476,000	\$1,400,000	\$1,159,000
Market Value per SqFt	\$70.90	\$79.41	\$70.91	\$79.60
Distance from Cooperative in miles		0.00	0.11	0.11

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02003-0008	3-02148-0013	3-02186-0001	3-01769-0016
Address	173 SOUTH ELLIOTT PLACE	166 SOUTH 9 STREET	555 WYTHE AVENUE	676 WILLOUGHBY AVENUE
Neighborhood	FORT GREENE	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	200	60	647	29
Year Built	1974	1926	1975	1931
Gross SqFt	324,346	61,650	748,308	25,520
Estimated Gross Income	\$4,252,176	\$811,931	\$10,098,934	\$277,459
Gross Income per SqFt	\$13.11	\$13.17	\$13.50	\$10.87
Estimated Expense	\$2,971,009	\$430,317	\$5,514,178	\$170,514
Expense SqFt	\$9.16	\$6.98	\$7.37	\$6.68
Net Operating Income	\$1,281,167	\$381,614	\$4,584,756	\$106,945
Full Market Value	\$8,523,000	\$2,537,000	\$30,355,000	\$662,000
Market Value per SqFt	\$26.28	\$41.15	\$40.56	\$25.94
Distance from Cooperative in miles		1.77	1.45	1.86

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02005-0029	3-01979-0003	3-01960-0070	
Address	147 SOUTH OXFORD STREET	495 WASHINGTON AVENUE	464 CLINTON AVENUE	
Neighborhood	FORT GREENE	CLINTON HILL	CLINTON HILL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	21	42	62	
Year Built	1930	1928	1930	
Gross SqFt	16,780	25,500	47,304	
Estimated Gross Income	\$256,902	\$435,140	\$706,875	
Gross Income per SqFt	\$15.31	\$17.06	\$14.94	
Estimated Expense	\$116,118	\$235,589	\$337,440	
Expense SqFt	\$6.92	\$9.24	\$7.13	
Net Operating Income	\$140,784	\$199,551	\$369,435	
Full Market Value	\$967,000	\$1,442,000	\$2,545,000	
Market Value per SqFt	\$57.63	\$56.55	\$53.80	
Distance from Cooperative in miles		0.43	0.26	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02007-0001	3-01960-0070	3-01960-0008	
Address	761 ATLANTIC AVENUE	464 CLINTON AVENUE	449 VANDERBILT AVENUE	
Neighborhood	FORT GREENE	CLINTON HILL	CLINTON HILL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	300	62	24	
Year Built	1974	1930	1930	
Gross SqFt	252,500	47,304	36,432	
Estimated Gross Income	\$3,408,750	\$706,875	\$393,494	
Gross Income per SqFt	\$13.50	\$14.94	\$10.80	
Estimated Expense	\$1,540,250	\$337,440	\$184,695	
Expense SqFt	\$6.10	\$7.13	\$5.07	
Net Operating Income	\$1,868,500	\$369,435	\$208,799	
Full Market Value	\$12,469,000	\$2,545,000	\$1,293,000	
Market Value per SqFt	\$49.38	\$53.80	\$35.49	
Distance from Cooperative in miles		0.18	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02007-0014	3-02186-0001	3-01798-0040	3-01588-0001
Address	475 CARLTON AVENUE	555 WYTHE AVENUE	550 GREENE AVENUE	157 MARCUS GARVEY BOULEVA
Neighborhood	FORT GREENE	WILLIAMSBURG-CENTRAL	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	304	647	151	272
Year Built	1974	1975	1984	1976
Gross SqFt	476,450	748,308	128,000	290,715
Estimated Gross Income	\$3,399,237	\$10,098,934	\$2,276,067	\$4,145,596
Gross Income per SqFt	\$7.13	\$13.50	\$17.78	\$14.26
Estimated Expense	\$1,080,823	\$5,514,178	\$1,037,068	\$2,238,506
Expense SqFt	\$2.27	\$7.37	\$8.10	\$7.70
Net Operating Income	\$2,318,414	\$4,584,756	\$1,238,999	\$1,907,090
Full Market Value	\$13,775,000	\$30,355,000	\$6,990,000	\$12,457,000
Market Value per SqFt	\$28.91	\$40.56	\$54.61	\$42.85
Distance from Cooperative in miles		1.42	1.14	1.84

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02061-0040	3-02075-0001	3-01930-0014	
Address	122 ASHLAND PLACE	65 WILLOUGHBY AVENUE	295 CLINTON AVENUE	
Neighborhood	FORT GREENE	FORT GREENE	CLINTON HILL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	183	29	76	
Year Built	1958	1928	1928	
Gross SqFt	187,667	27,702	108,000	
Estimated Gross Income	\$2,041,817	\$357,895	\$953,817	
Gross Income per SqFt	\$10.88	\$12.92	\$8.83	
Estimated Expense	\$1,017,155	\$207,277	\$627,424	
Expense SqFt	\$5.42	\$7.48	\$5.81	
Net Operating Income	\$1,024,662	\$150,618	\$326,393	
Full Market Value	\$6,343,000	\$1,005,000	\$1,947,000	
Market Value per SqFt	\$33.80	\$36.28	\$18.03	
Distance from Cooperative in miles		0.56	0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02068-0001	3-00271-0001	3-02100-0076	3-02096-0014
Address	130 ST EDWARD'S STREET	205 STATE STREET	93 LAFAYETTE AVENUE	205 ASHLAND PLACE
Neighborhood	FORT GREENE	DOWNTOWN-FULTON MALL	FORT GREENE	FORT GREENE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	296	364	78	16
Year Built	1957	2003	1936	1931
Gross SqFt	325,000	242,752	57,460	25,032
Estimated Gross Income	\$2,984,543	\$6,397,996	\$1,249,953	\$603,191
Gross Income per SqFt	\$9.18	\$26.36	\$21.75	\$24.10
Estimated Expense	\$669,732	\$2,762,431	\$643,634	\$256,419
Expense SqFt	\$2.06	\$11.38	\$11.20	\$10.24
Net Operating Income	\$2,314,811	\$3,635,565	\$606,319	\$346,772
Full Market Value	\$13,775,000	\$26,305,000	\$4,162,000	\$2,524,000
Market Value per SqFt	\$42.38	\$108.36	\$72.43	\$100.83
Distance from Cooperative in miles		0.68	0.36	0.28

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02100-0072	3-02100-0076	3-01946-0004	3-01917-0045
Address	101 LAFAYETTE AVENUE	93 LAFAYETTE AVENUE	379 WASHINGTON AVENUE	266 WASHINGTON AVENUE
Neighborhood	FORT GREENE	FORT GREENE	CLINTON HILL	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	202	78	86	114
Year Built	1931	1936	1905	1928
Gross SqFt	134,500	57,460	113,924	105,360
Estimated Gross Income	\$2,386,030	\$1,249,953	\$2,020,566	\$1,584,511
Gross Income per SqFt	\$17.74	\$21.75	\$17.74	\$15.04
Estimated Expense	\$1,096,175	\$643,634	\$928,931	\$849,656
Expense SqFt	\$8.15	\$11.20	\$8.15	\$8.06
Net Operating Income	\$1,289,855	\$606,319	\$1,091,635	\$734,855
Full Market Value	\$9,301,000	\$4,162,000	\$7,872,000	\$5,049,000
Market Value per SqFt	\$69.15	\$72.43	\$69.10	\$47.92
Distance from Cooperative in miles		0.00	0.49	0.43

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02103-0062	3-02092-0057	3-01915-0063	3-01929-0035
Address	159 LAFAYETTE AVENUE	246 VANDERBILT AVENUE	286 CLINTON AVENUE	314 CLINTON AVENUE
Neighborhood	FORT GREENE	FORT GREENE	CLINTON HILL	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	16	37	10
Year Built	1920	1930	1905	1905
Gross SqFt	17,600	11,392	16,400	5,500
Estimated Gross Income	\$211,782	\$204,219	\$585,782	\$98,386
Gross Income per SqFt	\$12.03	\$17.93	\$35.72	\$17.89
Estimated Expense	\$23,388	\$109,881	\$186,318	\$56,053
Expense SqFt	\$1.33	\$9.65	\$11.36	\$10.19
Net Operating Income	\$188,394	\$94,338	\$399,464	\$42,333
Full Market Value	\$1,199,000	\$642,000	\$2,951,000	\$988,000
Market Value per SqFt	\$68.13	\$56.36	\$179.94	\$179.64
Distance from Cooperative in miles		0.16	0.19	0.16

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02275-0101	3-03044-0026	3-03113-0004	
Address	48 WHIPPLE STREET	171 MESEROLE STREET	20 MANHATTAN AVENUE	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	28	39	24	
Year Built	1959	1930	1931	
Gross SqFt	31,093	17,240	22,500	
Estimated Gross Income	\$692,752	\$402,332	\$477,190	
Gross Income per SqFt	\$22.28	\$23.34	\$21.21	
Estimated Expense	\$276,417	\$159,764	\$191,207	
Expense SqFt	\$8.89	\$9.27	\$8.50	
Net Operating Income	\$416,335	\$242,568	\$285,983	
Full Market Value	\$2,858,000	\$1,770,000	\$2,098,000	
Market Value per SqFt	\$91.92	\$102.67	\$93.24	
Distance from Cooperative in miles		0.51	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02398-0015	3-02463-0021	3-02757-0034	3-02417-0039
Address	407 KEAP STREET	386 SOUTH 5 STREET	601 METROPOLITAN AVENUE	103 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	36	20	36
Year Built	1910	1913	1920	1915
Gross SqFt	18,318	27,000	18,061	31,200
Estimated Gross Income	\$260,848	\$416,340	\$257,246	\$404,352
Gross Income per SqFt	\$14.24	\$15.42	\$14.24	\$12.96
Estimated Expense	\$95,986	\$212,220	\$94,562	\$188,666
Expense SqFt	\$5.24	\$7.86	\$5.24	\$6.05
Net Operating Income	\$164,862	\$204,120	\$162,684	\$215,686
Full Market Value	\$1,143,000	\$1,400,000	\$1,128,000	\$1,438,000
Market Value per SqFt	\$62.40	\$51.85	\$62.46	\$46.09
Distance from Cooperative in miles		0.26	0.35	0.50

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02406-0026	3-02417-0039	3-02366-0015	3-02420-0043
Address	728 DRIGGS AVENUE	103 SOUTH 3 STREET	238 METROPOLITAN AVENUE	209 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	31	36	20	20
Year Built	1911	1915	1910	1910
Gross SqFt	26,190	31,200	12,500	23,700
Estimated Gross Income	\$263,995	\$404,352	\$154,875	\$468,052
Gross Income per SqFt	\$10.08	\$12.96	\$12.39	\$19.75
Estimated Expense	\$161,069	\$188,666	\$82,125	\$237,871
Expense SqFt	\$6.15	\$6.05	\$6.57	\$10.04
Net Operating Income	\$102,926	\$215,686	\$72,750	\$230,181
Full Market Value	\$642,000	\$1,438,000	\$461,000	\$1,648,000
Market Value per SqFt	\$24.51	\$46.09	\$36.88	\$69.54
Distance from Cooperative in miles		0.10	0.12	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02409-0032	3-02420-0005	3-02420-0043	3-02463-0021
Address	263 SOUTH 2 STREET	215 ROEBLING STREET	209 SOUTH 3 STREET	386 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	18	20	36
Year Built	1930	1910	1910	1913
Gross SqFt	7,500	16,400	23,700	27,000
Estimated Gross Income	\$148,125	\$390,043	\$468,052	\$416,340
Gross Income per SqFt	\$19.75	\$23.78	\$19.75	\$15.42
Estimated Expense	\$75,300	\$198,225	\$237,871	\$212,220
Expense SqFt	\$10.04	\$12.09	\$10.04	\$7.86
Net Operating Income	\$72,825	\$191,818	\$230,181	\$204,120
Full Market Value	\$521,000	\$1,397,000	\$1,648,000	\$1,400,000
Market Value per SqFt	\$69.47	\$85.18	\$69.54	\$51.85
Distance from Cooperative in miles		0.10	0.10	0.30

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02417-0034	3-02417-0039	3-02420-0043	3-02463-0021
Address	111 SOUTH 3 STREET	103 SOUTH 3 STREET	209 SOUTH 3 STREET	386 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	36	36	20	36
Year Built	1915	1915	1910	1913
Gross SqFt	31,940	31,200	23,700	27,000
Estimated Gross Income	\$492,515	\$404,352	\$468,052	\$416,340
Gross Income per SqFt	\$15.42	\$12.96	\$19.75	\$15.42
Estimated Expense	\$233,481	\$188,666	\$237,871	\$212,220
Expense SqFt	\$7.31	\$6.05	\$10.04	\$7.86
Net Operating Income	\$259,034	\$215,686	\$230,181	\$204,120
Full Market Value	\$1,777,000	\$1,438,000	\$1,648,000	\$1,400,000
Market Value per SqFt	\$55.64	\$46.09	\$69.54	\$51.85
Distance from Cooperative in miles		0.00	0.26	0.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02421-0012	3-02420-0043	3-02420-0005	3-02463-0021
Address	274 SOUTH 2 STREET	209 SOUTH 3 STREET	215 ROEBLING STREET	386 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	37	20	18	36
Year Built	1910	1910	1910	1913
Gross SqFt	32,100	23,700	16,400	27,000
Estimated Gross Income	\$633,975	\$468,052	\$390,043	\$416,340
Gross Income per SqFt	\$19.75	\$19.75	\$23.78	\$15.42
Estimated Expense	\$322,284	\$237,871	\$198,225	\$212,220
Expense SqFt	\$10.04	\$10.04	\$12.09	\$7.86
Net Operating Income	\$311,691	\$230,181	\$191,818	\$204,120
Full Market Value	\$2,231,000	\$1,648,000	\$1,397,000	\$1,400,000
Market Value per SqFt	\$69.50	\$69.54	\$85.18	\$51.85
Distance from Cooperative in miles		0.08	0.08	0.27

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02421-0040	3-03080-0005	3-02757-0034	
Address	239 SOUTH 3 STREET	124 GRAHAM AVENUE	601 METROPOLITAN AVENUE	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	24	18	20	
Year Built	1907	1931	1920	
Gross SqFt	18,720	11,000	18,061	
Estimated Gross Income	\$270,878	\$161,626	\$257,246	
Gross Income per SqFt	\$14.47	\$14.69	\$14.24	
Estimated Expense	\$112,133	\$74,021	\$94,562	
Expense SqFt	\$5.99	\$6.73	\$5.24	
Net Operating Income	\$158,745	\$87,605	\$162,684	
Full Market Value	\$1,098,000	\$605,000	\$1,128,000	
Market Value per SqFt	\$58.65	\$55.00	\$62.46	
Distance from Cooperative in miles		0.88	0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02430-0019	3-02417-0039	3-02273-0006	3-03045-0015
Address	344 BEDFORD AVENUE	103 SOUTH 3 STREET	662 BROADWAY	214 SCHOLLES STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	29	36	12	15
Year Built	1910	1915	1931	1920
Gross SqFt	20,093	31,200	8,727	16,312
Estimated Gross Income	\$224,037	\$404,352	\$97,306	\$121,669
Gross Income per SqFt	\$11.15	\$12.96	\$11.15	\$7.46
Estimated Expense	\$141,053	\$188,666	\$53,497	\$62,253
Expense SqFt	\$7.02	\$6.05	\$6.13	\$3.82
Net Operating Income	\$82,984	\$215,686	\$43,809	\$59,416
Full Market Value	\$449,000	\$1,438,000	\$270,000	\$352,000
Market Value per SqFt	\$22.35	\$46.09	\$30.94	\$21.58
Distance from Cooperative in miles		0.05	1.23	1.21

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02431-0005	3-02417-0039	3-02273-0006	3-03045-0015
Address	341 BEDFORD AVENUE	103 SOUTH 3 STREET	662 BROADWAY	214 SCHOLLES STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	36	36	12	15
Year Built	1913	1915	1931	1920
Gross SqFt	25,793	31,200	8,727	16,312
Estimated Gross Income	\$287,592	\$404,352	\$97,306	\$121,669
Gross Income per SqFt	\$11.15	\$12.96	\$11.15	\$7.46
Estimated Expense	\$181,067	\$188,666	\$53,497	\$62,253
Expense SqFt	\$7.02	\$6.05	\$6.13	\$3.82
Net Operating Income	\$106,525	\$215,686	\$43,809	\$59,416
Full Market Value	\$450,000	\$1,438,000	\$270,000	\$352,000
Market Value per SqFt	\$17.45	\$46.09	\$30.94	\$21.58
Distance from Cooperative in miles		0.10	1.14	1.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02432-0030	3-02239-0008	3-02408-0001	3-02418-0040
Address	185 SOUTH 4 STREET	157 WALLABOUT STREET	201 ROEBLING STREET	145 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	115	39	66
Year Built	2005	2002	1910	2005
Gross SqFt	71,392	114,734	36,360	59,983
Estimated Gross Income	\$1,396,428	\$1,844,923	\$711,034	\$1,451,589
Gross Income per SqFt	\$19.56	\$16.08	\$19.56	\$24.20
Estimated Expense	\$656,092	\$885,746	\$350,669	\$822,367
Expense SqFt	\$9.19	\$7.72	\$9.64	\$13.71
Net Operating Income	\$740,336	\$959,177	\$360,365	\$629,222
Full Market Value	\$5,323,000	\$6,538,000	\$2,583,000	\$3,690,000
Market Value per SqFt	\$74.56	\$56.98	\$71.04	\$61.52
Distance from Cooperative in miles		0.82	0.14	0.10

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02447-0010	3-02449-0001	3-02433-0012	3-02420-0037
Address	256 SOUTH 4 STREET	322 RODNEY STREET	218 SOUTH 3 STREET	223 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	42	41	36
Year Built	1915	1915	1918	1916
Gross SqFt	26,720	27,090	38,700	31,290
Estimated Gross Income	\$185,170	\$560,492	\$542,187	\$292,108
Gross Income per SqFt	\$6.93	\$20.69	\$14.01	\$9.34
Estimated Expense	\$131,462	\$257,897	\$271,287	\$58,845
Expense SqFt	\$4.92	\$9.52	\$7.01	\$1.88
Net Operating Income	\$53,708	\$302,595	\$270,900	\$233,263
Full Market Value	\$320,000	\$2,223,000	\$1,782,000	\$1,111,000
Market Value per SqFt	\$11.98	\$82.06	\$46.05	\$35.51
Distance from Cooperative in miles		0.14	0.10	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02569-0035	3-02368-0029	3-02140-0013	
Address	140 NOBLE STREET	94 HAVEMEYER STREET	242 BROADWAY	
Neighborhood	GREENPOINT	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	60	29	26	
Year Built	1949	1916	1910	
Gross SqFt	42,900	21,380	33,825	
Estimated Gross Income	\$817,674	\$449,621	\$578,208	
Gross Income per SqFt	\$19.06	\$21.03	\$17.09	
Estimated Expense	\$271,986	\$206,745	\$279,040	
Expense SqFt	\$6.34	\$9.67	\$8.25	
Net Operating Income	\$545,688	\$242,876	\$299,168	
Full Market Value	\$3,916,000	\$1,783,000	\$2,013,000	
Market Value per SqFt	\$91.28	\$83.40	\$59.51	
Distance from Cooperative in miles		0.98	1.39	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02688-0034	3-02366-0015	3-02405-0014	3-02273-0006
Address	217 KINGSLAND AVENUE	238 METROPOLITAN AVENUE	120 SOUTH 1 STREET	662 BROADWAY
Neighborhood	GREENPOINT	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	14	20	23	12
Year Built	1930	1910	1910	1931
Gross SqFt	10,380	12,500	16,313	8,727
Estimated Gross Income	\$121,342	\$154,875	\$190,699	\$97,306
Gross Income per SqFt	\$11.69	\$12.39	\$11.69	\$11.15
Estimated Expense	\$68,300	\$82,125	\$104,893	\$53,497
Expense SqFt	\$6.58	\$6.57	\$6.43	\$6.13
Net Operating Income	\$53,042	\$72,750	\$85,806	\$43,809
Full Market Value	\$339,000	\$461,000	\$459,000	\$270,000
Market Value per SqFt	\$32.66	\$36.88	\$28.14	\$30.94
Distance from Cooperative in miles		1.15	1.31	1.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02715-0005	3-03080-0005	3-02757-0034	3-02757-0033
Address	532 GRAHAM AVENUE	124 GRAHAM AVENUE	601 METROPOLITAN AVENUE	607 METROPOLITAN AVENUE
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	18	20	20
Year Built	1920	1931	1920	1920
Gross SqFt	12,848	11,000	18,061	18,061
Estimated Gross Income	\$182,956	\$161,626	\$257,246	\$257,246
Gross Income per SqFt	\$14.24	\$14.69	\$14.24	\$14.24
Estimated Expense	\$67,324	\$74,021	\$94,562	\$94,562
Expense SqFt	\$5.24	\$6.73	\$5.24	\$5.24
Net Operating Income	\$115,632	\$87,605	\$162,684	\$162,684
Full Market Value	\$801,000	\$605,000	\$1,128,000	\$1,128,000
Market Value per SqFt	\$62.34	\$55.00	\$62.46	\$62.46
Distance from Cooperative in miles		1.12	0.48	0.48

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02787-0017	3-03080-0005	3-02757-0034	3-02757-0033
Address	648 GRAND STREET	124 GRAHAM AVENUE	601 METROPOLITAN AVENUE	607 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	18	20	20
Year Built	1920	1931	1920	1920
Gross SqFt	24,300	11,000	18,061	18,061
Estimated Gross Income	\$346,032	\$161,626	\$257,246	\$257,246
Gross Income per SqFt	\$14.24	\$14.69	\$14.24	\$14.24
Estimated Expense	\$127,332	\$74,021	\$94,562	\$94,562
Expense SqFt	\$5.24	\$6.73	\$5.24	\$5.24
Net Operating Income	\$218,700	\$87,605	\$162,684	\$162,684
Full Market Value	\$1,254,000	\$605,000	\$1,128,000	\$1,128,000
Market Value per SqFt	\$51.60	\$55.00	\$62.46	\$62.46
Distance from Cooperative in miles		0.46	0.27	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-02787-0019	3-02885-0032	3-02885-0023	3-01796-0001
Address	654 GRAND STREET	29 DEBEVOISE AVENUE	276 JACKSON STREET	383 THROOP AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	D3-ELEVATOR
Total Units	37	12	12	91
Year Built	1920	1933	1933	1997
Gross SqFt	24,300	11,976	10,083	83,966
Estimated Gross Income	\$223,317	\$105,128	\$107,492	\$771,878
Gross Income per SqFt	\$9.19	\$8.78	\$10.66	\$9.19
Estimated Expense	\$108,864	\$67,914	\$72,711	\$376,297
Expense SqFt	\$4.48	\$5.67	\$7.21	\$4.48
Net Operating Income	\$114,453	\$37,214	\$34,781	\$395,581
Full Market Value	\$681,000	\$222,000	\$216,000	\$2,354,000
Market Value per SqFt	\$28.02	\$18.54	\$21.42	\$28.04
Distance from Cooperative in miles		0.55	0.55	1.48

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03058-0001	3-02186-0001	3-01588-0001	3-02757-0028
Address	30 MONTROSE AVENUE	555 WYTHE AVENUE	157 MARCUS GARVEY BOULEVA	609 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-CENTRAL	BEDFORD STUYVESANT	WILLIAMSBURG-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	774	647	272	65
Year Built	1963	1975	1976	1920
Gross SqFt	894,000	748,308	290,715	43,230
Estimated Gross Income	\$12,748,440	\$10,098,934	\$4,145,596	\$1,043,222
Gross Income per SqFt	\$14.26	\$13.50	\$14.26	\$24.13
Estimated Expense	\$7,777,800	\$5,514,178	\$2,238,506	\$451,589
Expense SqFt	\$8.70	\$7.37	\$7.70	\$10.45
Net Operating Income	\$4,970,640	\$4,584,756	\$1,907,090	\$591,633
Full Market Value	\$34,447,000	\$30,355,000	\$12,457,000	\$3,210,000
Market Value per SqFt	\$38.53	\$40.56	\$42.85	\$74.25
Distance from Cooperative in miles		0.72	0.91	0.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03060-0075	3-01785-0020	3-01769-0016	
Address	91 BOERUM STREET	210 KOSCIUSZKO STREET	676 WILLOUGHBY AVENUE	
Neighborhood	WILLIAMSBURG-EAST	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	387	101	29	
Year Built	1964	1974	1931	
Gross SqFt	447,000	104,920	25,520	
Estimated Gross Income	\$5,618,790	\$1,564,357	\$277,459	
Gross Income per SqFt	\$12.57	\$14.91	\$10.87	
Estimated Expense	\$3,120,060	\$828,868	\$170,514	
Expense SqFt	\$6.98	\$7.90	\$6.68	
Net Operating Income	\$2,498,730	\$735,489	\$106,945	
Full Market Value	\$16,739,000	\$3,720,000	\$662,000	
Market Value per SqFt	\$37.45	\$35.46	\$25.94	
Distance from Cooperative in miles		1.08	0.86	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03077-0001	3-02186-0001	3-01588-0001	3-01785-0020
Address	54 BOERUM STREET	555 WYTHE AVENUE	157 MARCUS GARVEY BOULEVA	210 KOSCIUSZKO STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-CENTRAL	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	772	647	272	101
Year Built	1965	1975	1976	1974
Gross SqFt	751,412	748,308	290,715	104,920
Estimated Gross Income	\$10,715,135	\$10,098,934	\$4,145,596	\$1,564,357
Gross Income per SqFt	\$14.26	\$13.50	\$14.26	\$14.91
Estimated Expense	\$6,537,284	\$5,514,178	\$2,238,506	\$828,868
Expense SqFt	\$8.70	\$7.37	\$7.70	\$7.90
Net Operating Income	\$4,177,851	\$4,584,756	\$1,907,090	\$735,489
Full Market Value	\$28,953,000	\$30,355,000	\$12,457,000	\$3,720,000
Market Value per SqFt	\$38.53	\$40.56	\$42.85	\$35.46
Distance from Cooperative in miles		0.81	0.75	0.94

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03078-0001	3-02186-0001	3-01588-0001	3-01785-0020
Address	29 LEONARD STREET	555 WYTHE AVENUE	157 MARCUS GARVEY BOULEVA	210 KOSCIUSZKO STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-CENTRAL	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	774	647	272	101
Year Built	1973	1975	1976	1974
Gross SqFt	758,750	748,308	290,715	104,920
Estimated Gross Income	\$10,819,775	\$10,098,934	\$4,145,596	\$1,564,357
Gross Income per SqFt	\$14.26	\$13.50	\$14.26	\$14.91
Estimated Expense	\$6,601,125	\$5,514,178	\$2,238,506	\$828,868
Expense SqFt	\$8.70	\$7.37	\$7.70	\$7.90
Net Operating Income	\$4,218,650	\$4,584,756	\$1,907,090	\$735,489
Full Market Value	\$29,235,000	\$30,355,000	\$12,457,000	\$3,720,000
Market Value per SqFt	\$38.53	\$40.56	\$42.85	\$35.46
Distance from Cooperative in miles		0.90	0.72	0.96

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03097-0011	3-03044-0026	3-02791-0011	
Address	108 SEIGEL STREET	171 MESEROLE STREET	14 MAUJER STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	22	39	16	
Year Built	1958	1930	1920	
Gross SqFt	13,000	17,240	12,994	
Estimated Gross Income	\$226,800	\$402,332	\$250,632	
Gross Income per SqFt	\$17.45	\$23.34	\$19.29	
Estimated Expense	\$110,195	\$159,764	\$111,706	
Expense SqFt	\$8.48	\$9.27	\$8.60	
Net Operating Income	\$116,605	\$242,568	\$138,926	
Full Market Value	\$841,000	\$1,770,000	\$996,000	
Market Value per SqFt	\$64.69	\$102.67	\$76.65	
Distance from Cooperative in miles		0.30	0.58	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03322-0026	3-01623-0029	3-01637-0032	3-01622-0034
Address	75 LINDEN STREET	1046 GREENE AVENUE	723 GATES AVENUE	984 GREENE AVENUE
Neighborhood	BUSHWICK	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	12	32
Year Built	1931	1931	1931	1931
Gross SqFt	11,251	10,084	13,200	38,000
Estimated Gross Income	\$98,784	\$106,498	\$115,864	\$322,840
Gross Income per SqFt	\$8.78	\$10.56	\$8.78	\$8.50
Estimated Expense	\$56,030	\$78,544	\$65,710	\$193,874
Expense SqFt	\$4.98	\$7.79	\$4.98	\$5.10
Net Operating Income	\$42,754	\$27,954	\$50,154	\$128,966
Full Market Value	\$180,000	\$174,000	\$299,000	\$771,000
Market Value per SqFt	\$16.00	\$17.26	\$22.65	\$20.29
Distance from Cooperative in miles		0.27	0.47	0.43

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03367-0056	3-01871-0018	3-03896-0035	
Address	1149 PUTNAM AVENUE	400 HERKIMER STREET	233 JAMAICA AVENUE	
Neighborhood	BUSHWICK	BEDFORD STUYVESANT	CYPRESS HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	154	54	
Year Built	1935	1965	1963	
Gross SqFt	36,000	130,950	44,800	
Estimated Gross Income	\$381,960	\$1,437,876	\$458,869	
Gross Income per SqFt	\$10.61	\$10.98	\$10.24	
Estimated Expense	\$216,000	\$776,406	\$271,673	
Expense SqFt	\$6.00	\$5.93	\$6.06	
Net Operating Income	\$165,960	\$661,470	\$187,196	
Full Market Value	\$1,030,000	\$3,355,000	\$1,166,000	
Market Value per SqFt	\$28.61	\$25.62	\$26.03	
Distance from Cooperative in miles		1.44	1.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03384-0006	3-01623-0029	3-03461-0032	3-01622-0034
Address	463 WILSON AVENUE	1046 GREENE AVENUE	1492 BUSHWICK AVENUE	984 GREENE AVENUE
Neighborhood	BUSHWICK	BEDFORD STUYVESANT	BUSHWICK	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	16	12	32
Year Built	1928	1931	1909	1931
Gross SqFt	31,184	10,084	10,950	38,000
Estimated Gross Income	\$265,064	\$106,498	\$100,302	\$322,840
Gross Income per SqFt	\$8.50	\$10.56	\$9.16	\$8.50
Estimated Expense	\$130,037	\$78,544	\$68,219	\$193,874
Expense SqFt	\$4.17	\$7.79	\$6.23	\$5.10
Net Operating Income	\$135,027	\$27,954	\$32,083	\$128,966
Full Market Value	\$599,000	\$174,000	\$191,000	\$771,000
Market Value per SqFt	\$19.21	\$17.26	\$17.44	\$20.29
Distance from Cooperative in miles		0.79	0.82	0.95

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03622-0001	3-03583-0019	3-03583-0001	3-03551-0049
Address	988 HEGEMAN AVENUE	807 SARATOGA AVENUE	61 RIVERDALE AVENUE	218 GRAFTON STREET
Neighborhood	BROWNSVILLE	BROWNSVILLE	BROWNSVILLE	BROWNSVILLE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	40	27	20
Year Built	1930	1930	1930	1930
Gross SqFt	18,000	20,880	22,570	18,060
Estimated Gross Income	\$163,260	\$213,602	\$204,643	\$135,560
Gross Income per SqFt	\$9.07	\$10.23	\$9.07	\$7.51
Estimated Expense	\$95,400	\$128,203	\$119,662	\$81,750
Expense SqFt	\$5.30	\$6.14	\$5.30	\$4.53
Net Operating Income	\$67,860	\$85,399	\$84,981	\$53,810
Full Market Value	\$404,000	\$532,000	\$506,000	\$319,000
Market Value per SqFt	\$22.44	\$25.48	\$22.42	\$17.66
Distance from Cooperative in miles		0.36	0.36	0.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03633-0001	3-03628-0001	3-03769-0001	3-03737-0001
Address	1371 LINDEN BOULEVARD	187 HEGEMAN AVENUE	579 BLAKE AVENUE	2060 PITKIN AVENUE
Neighborhood	BROWNSVILLE	BROWNSVILLE	EAST NEW YORK	EAST NEW YORK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	342	385	195	405
Year Built	1962	1969	1975	1972
Gross SqFt	398,223	245,538	180,000	165,466
Estimated Gross Income	\$2,906,010	\$4,837,839	\$3,060,111	\$2,831,263
Gross Income per SqFt	\$7.30	\$19.70	\$17.00	\$17.11
Estimated Expense	\$1,888,909	\$3,326,611	\$1,681,169	\$1,458,538
Expense SqFt	\$4.74	\$13.55	\$9.34	\$8.81
Net Operating Income	\$1,017,101	\$1,511,228	\$1,378,942	\$1,372,725
Full Market Value	\$6,033,000	\$10,635,000	\$6,720,000	\$8,805,000
Market Value per SqFt	\$15.15	\$43.31	\$37.33	\$53.21
Distance from Cooperative in miles		0.29	1.10	1.30

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03634-0001	3-03590-0011	3-03590-0050	
Address	1407 LINDEN BOULEVARD	280 LIVONIA AVENUE	420 WATKINS STREET	
Neighborhood	BROWNSVILLE	BROWNSVILLE	BROWNSVILLE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	423	264	260	
Year Built	1958	1975	1976	
Gross SqFt	445,950	298,933	214,948	
Estimated Gross Income	\$4,673,556	\$3,554,466	\$6,586,864	
Gross Income per SqFt	\$10.48	\$11.89	\$30.64	
Estimated Expense	\$3,081,515	\$2,345,733	\$5,203,623	
Expense SqFt	\$6.91	\$7.85	\$24.21	
Net Operating Income	\$1,592,041	\$1,208,733	\$1,383,241	
Full Market Value	\$9,892,000	\$7,713,000	\$10,340,000	
Market Value per SqFt	\$22.18	\$25.80	\$48.10	
Distance from Cooperative in miles		0.45	0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03660-0007	3-03896-0044	3-03776-0001	
Address	17 PENNSYLVANIA AVENUE	213 JAMAICA AVENUE	747 BLAKE AVENUE	
Neighborhood	CYPRESS HILLS	CYPRESS HILLS	EAST NEW YORK	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	16	19	20	
Year Built	1905	1903	1930	
Gross SqFt	18,600	16,400	17,792	
Estimated Gross Income	\$161,820	\$128,484	\$172,647	
Gross Income per SqFt	\$8.70	\$7.83	\$9.70	
Estimated Expense	\$84,444	\$69,094	\$95,263	
Expense SqFt	\$4.54	\$4.21	\$5.35	
Net Operating Income	\$77,376	\$59,390	\$77,384	
Full Market Value	\$462,000	\$351,000	\$458,000	
Market Value per SqFt	\$24.84	\$21.40	\$25.74	
Distance from Cooperative in miles		0.31	0.68	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03704-0029	3-03776-0001	3-03933-0051	3-03792-0001
Address	236 NEW JERSEY AVENUE	747 BLAKE AVENUE	2801 FULTON STREET	733 DUMONT AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	CYPRESS HILLS	EAST NEW YORK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	20	16	16
Year Built	1920	1930	1930	1930
Gross SqFt	15,400	17,792	12,950	18,000
Estimated Gross Income	\$149,380	\$172,647	\$123,867	\$180,805
Gross Income per SqFt	\$9.70	\$9.70	\$9.57	\$10.04
Estimated Expense	\$82,390	\$95,263	\$63,024	\$100,278
Expense SqFt	\$5.35	\$5.35	\$4.87	\$5.57
Net Operating Income	\$66,990	\$77,384	\$60,843	\$80,527
Full Market Value	\$397,000	\$458,000	\$361,000	\$458,000
Market Value per SqFt	\$25.78	\$25.74	\$27.88	\$25.44
Distance from Cooperative in miles		0.41	0.42	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03805-0041	3-03933-0051	3-03896-0044	
Address	498 PENNSYLVANIA AVENUE	2801 FULTON STREET	213 JAMAICA AVENUE	
Neighborhood	EAST NEW YORK	CYPRESS HILLS	CYPRESS HILLS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	28	16	19	
Year Built	1930	1930	1903	
Gross SqFt	25,950	12,950	16,400	
Estimated Gross Income	\$244,968	\$123,867	\$128,484	
Gross Income per SqFt	\$9.44	\$9.57	\$7.83	
Estimated Expense	\$137,795	\$63,024	\$69,094	
Expense SqFt	\$5.31	\$4.87	\$4.21	
Net Operating Income	\$107,173	\$60,843	\$59,390	
Full Market Value	\$636,000	\$361,000	\$351,000	
Market Value per SqFt	\$24.51	\$27.88	\$21.40	
Distance from Cooperative in miles		0.95	1.08	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-03886-0010	3-03886-0001	3-03886-0119	3-03933-0016
Address	224 HIGHLAND BOULEVARD	200 HIGHLAND BOULEVARD	79 SUNNYSIDE AVENUE	74 ARLINGTON AVENUE
Neighborhood	CYPRESS HILLS	CYPRESS HILLS	CYPRESS HILLS	CYPRESS HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	66	54	53
Year Built	1940	1927	1923	1929
Gross SqFt	104,465	51,780	44,163	43,572
Estimated Gross Income	\$720,937	\$672,824	\$537,318	\$616,773
Gross Income per SqFt	\$6.90	\$12.99	\$12.17	\$14.16
Estimated Expense	\$391,106	\$358,582	\$259,008	\$311,680
Expense SqFt	\$3.74	\$6.93	\$5.86	\$7.15
Net Operating Income	\$329,831	\$314,242	\$278,310	\$305,093
Full Market Value	\$1,962,000	\$1,661,000	\$1,419,000	\$1,672,000
Market Value per SqFt	\$18.78	\$32.08	\$32.13	\$38.37
Distance from Cooperative in miles		0.00	0.00	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04847-0004	3-04881-0034	3-04851-0001	
Address	10 EAST 43 STREET	4411 CHURCH AVENUE	740 CLARKSON AVENUE	
Neighborhood	FLATBUSH-NORTH	FLATBUSH-EAST	FLATBUSH-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	120	89	57	
Year Built	1956	1959	1958	
Gross SqFt	127,764	77,992	48,150	
Estimated Gross Income	\$1,631,546	\$1,038,672	\$588,631	
Gross Income per SqFt	\$12.77	\$13.32	\$12.22	
Estimated Expense	\$654,152	\$338,267	\$283,543	
Expense SqFt	\$5.12	\$4.34	\$5.89	
Net Operating Income	\$977,394	\$700,405	\$305,088	
Full Market Value	\$6,529,000	\$3,036,000	\$1,551,000	
Market Value per SqFt	\$51.10	\$38.93	\$32.21	
Distance from Cooperative in miles		0.24	0.20	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04853-0028	3-04853-0043	3-04853-0086	3-04853-0082
Address	310 LENOX ROAD	350 LENOX ROAD	305 LINDEN BOULEVARD	315 LINDEN BOULEVARD
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	84	80	80
Year Built	1963	1965	1929	1929
Gross SqFt	124,314	98,880	94,668	94,667
Estimated Gross Income	\$1,235,681	\$1,056,862	\$940,891	\$940,891
Gross Income per SqFt	\$9.94	\$10.69	\$9.94	\$9.94
Estimated Expense	\$529,578	\$471,020	\$403,226	\$403,226
Expense SqFt	\$4.26	\$4.76	\$4.26	\$4.26
Net Operating Income	\$706,103	\$585,842	\$537,665	\$537,665
Full Market Value	\$4,410,000	\$2,915,000	\$3,225,000	\$2,365,000
Market Value per SqFt	\$35.47	\$29.48	\$34.07	\$24.98
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04905-0001	3-04885-0054	3-05139-0035	
Address	3400 SNYDER AVENUE	31 EAST 31 STREET	2801 BEVERLY ROAD	
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	129	41	48	
Year Built	1956	1931	1941	
Gross SqFt	114,346	44,400	46,980	
Estimated Gross Income	\$1,126,308	\$353,491	\$486,382	
Gross Income per SqFt	\$9.85	\$7.96	\$10.35	
Estimated Expense	\$723,810	\$212,786	\$293,068	
Expense SqFt	\$6.33	\$4.79	\$6.24	
Net Operating Income	\$402,498	\$140,705	\$193,314	
Full Market Value	\$2,376,000	\$830,000	\$1,203,000	
Market Value per SqFt	\$20.78	\$18.69	\$25.61	
Distance from Cooperative in miles		0.21	0.33	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04905-0017	3-04885-0054	3-05139-0035	
Address	282 EAST 35 STREET	31 EAST 31 STREET	2801 BEVERLY ROAD	
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	125	41	48	
Year Built	1957	1931	1941	
Gross SqFt	119,000	44,400	46,980	
Estimated Gross Income	\$1,172,150	\$353,491	\$486,382	
Gross Income per SqFt	\$9.85	\$7.96	\$10.35	
Estimated Expense	\$753,270	\$212,786	\$293,068	
Expense SqFt	\$6.33	\$4.79	\$6.24	
Net Operating Income	\$418,880	\$140,705	\$193,314	
Full Market Value	\$2,475,000	\$830,000	\$1,203,000	
Market Value per SqFt	\$20.80	\$18.69	\$25.61	
Distance from Cooperative in miles		0.21	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04906-0001	3-04933-0001	3-04853-0093	
Address	3500 SNYDER AVENUE	1151 NEW YORK AVENUE	275 LINDEN BOULEVARD	
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	126	59	101	
Year Built	1957	1929	1930	
Gross SqFt	115,900	51,840	135,714	
Estimated Gross Income	\$1,091,778	\$491,594	\$1,070,881	
Gross Income per SqFt	\$9.42	\$9.48	\$7.89	
Estimated Expense	\$629,337	\$261,345	\$546,594	
Expense SqFt	\$5.43	\$5.04	\$4.03	
Net Operating Income	\$462,441	\$230,249	\$524,287	
Full Market Value	\$2,409,000	\$1,331,000	\$3,095,000	
Market Value per SqFt	\$20.79	\$25.68	\$22.81	
Distance from Cooperative in miles		0.24	0.44	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-04906-0065	3-04888-0038	3-04891-0001	3-04933-0001
Address	285 EAST 35 STREET	305 EAST 34 STREET	249 EAST 37 STREET	1151 NEW YORK AVENUE
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	42	53	59
Year Built	1959	1936	1931	1929
Gross SqFt	58,231	45,890	44,928	51,840
Estimated Gross Income	\$524,230	\$474,921	\$576,034	\$491,594
Gross Income per SqFt	\$9.00	\$10.35	\$12.82	\$9.48
Estimated Expense	\$283,058	\$280,711	\$309,204	\$261,345
Expense SqFt	\$4.86	\$6.12	\$6.88	\$5.04
Net Operating Income	\$241,172	\$194,210	\$266,830	\$230,249
Full Market Value	\$1,210,000	\$1,209,000	\$1,782,000	\$1,331,000
Market Value per SqFt	\$20.78	\$26.35	\$39.66	\$25.68
Distance from Cooperative in miles		0.15	0.17	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05026-0011	3-05026-0264	3-05026-0241	3-05026-0056
Address	163 OCEAN AVENUE	225 PARKSIDE AVENUE	2121 WESTBURY COURT	40 LINCOLN ROAD
Neighborhood	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	85	139	76	89
Year Built	1930	1923	1928	1926
Gross SqFt	118,785	136,157	87,552	80,448
Estimated Gross Income	\$1,051,410	\$1,710,132	\$857,703	\$1,010,292
Gross Income per SqFt	\$8.85	\$12.56	\$9.80	\$12.56
Estimated Expense	\$453,261	\$940,845	\$427,449	\$545,340
Expense SqFt	\$3.82	\$6.91	\$4.88	\$6.78
Net Operating Income	\$598,149	\$769,287	\$430,254	\$464,952
Full Market Value	\$3,568,000	\$5,154,000	\$2,547,000	\$2,882,000
Market Value per SqFt	\$30.04	\$37.85	\$29.09	\$35.82
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05056-0040	3-01314-0086	3-01314-0083	3-01309-0039
Address	590 PARKSIDE AVENUE	131 STERLING STREET	137 STERLING STREET	470 MONTGOMERY STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	16	16	52
Year Built	1931	1916	1916	1925
Gross SqFt	29,200	18,040	17,870	50,024
Estimated Gross Income	\$240,533	\$157,309	\$147,070	\$454,756
Gross Income per SqFt	\$8.24	\$8.72	\$8.23	\$9.09
Estimated Expense	\$127,940	\$102,287	\$97,034	\$287,483
Expense SqFt	\$4.38	\$5.67	\$5.43	\$5.75
Net Operating Income	\$112,593	\$55,022	\$50,036	\$167,273
Full Market Value	\$663,000	\$320,000	\$295,000	\$818,000
Market Value per SqFt	\$22.71	\$17.74	\$16.51	\$16.35
Distance from Cooperative in miles		0.53	0.53	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05061-0040	3-05080-0024	3-05160-0001	3-05113-0001
Address	416 OCEAN AVENUE	470 OCEAN AVENUE	1710 CORTELYOU ROAD	60 TURNER PLACE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	110	136	130
Year Built	1924	1949	1960	1961
Gross SqFt	131,355	121,636	133,716	144,128
Estimated Gross Income	\$1,368,455	\$1,319,653	\$1,567,698	\$1,847,222
Gross Income per SqFt	\$10.42	\$10.85	\$11.72	\$12.82
Estimated Expense	\$725,167	\$599,685	\$929,519	\$954,748
Expense SqFt	\$5.52	\$4.93	\$6.95	\$6.62
Net Operating Income	\$643,288	\$719,968	\$638,179	\$892,474
Full Market Value	\$3,905,000	\$3,663,000	\$4,081,000	\$5,643,000
Market Value per SqFt	\$29.73	\$30.11	\$30.52	\$39.15
Distance from Cooperative in miles		0.07	0.76	0.63

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05095-0001	3-05121-0007	3-05120-0018	3-05097-0060
Address	1409 ALBEMARLE ROAD	1722 ALBEMARLE ROAD	190 EAST 17 STREET	105 BUCKINGHAM ROAD
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	36	47	61
Year Built	1938	1937	1934	1937
Gross SqFt	30,039	37,108	47,460	66,600
Estimated Gross Income	\$300,017	\$344,855	\$573,167	\$733,390
Gross Income per SqFt	\$9.99	\$9.29	\$12.08	\$11.01
Estimated Expense	\$154,898	\$203,689	\$363,894	\$368,496
Expense SqFt	\$5.16	\$5.49	\$7.67	\$5.53
Net Operating Income	\$145,119	\$141,166	\$209,273	\$364,894
Full Market Value	\$906,000	\$839,000	\$1,332,000	\$1,958,000
Market Value per SqFt	\$30.16	\$22.61	\$28.07	\$29.40
Distance from Cooperative in miles		0.21	0.17	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05122-0021	3-05150-0001	3-05161-0014	3-05152-0001
Address	150 EAST 19 STREET	201 EAST 19 STREET	330 EAST 19 STREET	2102 BEVERLY ROAD
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	55	85	75
Year Built	1935	1964	1958	1958
Gross SqFt	44,178	54,776	69,820	62,272
Estimated Gross Income	\$545,598	\$639,515	\$905,663	\$768,801
Gross Income per SqFt	\$12.35	\$11.68	\$12.97	\$12.35
Estimated Expense	\$289,167	\$368,327	\$529,624	\$451,929
Expense SqFt	\$6.55	\$6.72	\$7.59	\$7.26
Net Operating Income	\$256,431	\$271,188	\$376,039	\$316,872
Full Market Value	\$1,573,000	\$1,735,000	\$2,507,000	\$2,007,000
Market Value per SqFt	\$35.61	\$31.67	\$35.91	\$32.23
Distance from Cooperative in miles		0.16	0.29	0.21

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05147-0004	3-05120-0018	3-05161-0006	3-05149-0008
Address	1616 BEVERLY ROAD	190 EAST 17 STREET	1820 CORTELYOU ROAD	200 EAST 19 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	47	42	24
Year Built	1935	1934	1928	1931
Gross SqFt	47,250	47,460	45,540	25,506
Estimated Gross Income	\$428,814	\$573,167	\$476,780	\$258,747
Gross Income per SqFt	\$9.08	\$12.08	\$10.47	\$10.14
Estimated Expense	\$138,223	\$363,894	\$295,832	\$158,444
Expense SqFt	\$2.93	\$7.67	\$6.50	\$6.21
Net Operating Income	\$290,591	\$209,273	\$180,948	\$100,303
Full Market Value	\$1,730,000	\$1,332,000	\$1,124,000	\$626,000
Market Value per SqFt	\$36.61	\$28.07	\$24.68	\$24.54
Distance from Cooperative in miles		0.18	0.15	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05151-0010	3-05122-0035	3-05163-0057	3-05086-0030
Address	2022 BEVERLY ROAD	1819 BEVERLY ROAD	811 OCEAN AVENUE	46 LINDEN BOULEVARD
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	18	24	18
Year Built	1909	1912	1910	1914
Gross SqFt	16,520	16,000	13,464	14,000
Estimated Gross Income	\$225,498	\$212,138	\$183,845	\$201,600
Gross Income per SqFt	\$13.65	\$13.26	\$13.65	\$14.40
Estimated Expense	\$113,327	\$100,688	\$92,311	\$108,920
Expense SqFt	\$6.86	\$6.29	\$6.86	\$7.78
Net Operating Income	\$112,171	\$111,450	\$91,534	\$92,680
Full Market Value	\$712,000	\$740,000	\$605,000	\$513,000
Market Value per SqFt	\$43.10	\$46.25	\$44.93	\$36.64
Distance from Cooperative in miles		0.18	0.11	0.53

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05154-0035	3-05153-0031	3-05157-0017	3-05090-0014
Address	1115 DORCHESTER ROAD	428 STRATFORD ROAD	400 MARLBOROUGH ROAD	102 MARTENSE STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	23	31	25
Year Built	1930	1910	1926	1931
Gross SqFt	16,500	18,880	22,752	13,925
Estimated Gross Income	\$229,020	\$225,945	\$315,693	\$213,180
Gross Income per SqFt	\$13.88	\$11.97	\$13.88	\$15.31
Estimated Expense	\$109,890	\$126,392	\$151,578	\$117,472
Expense SqFt	\$6.66	\$6.69	\$6.66	\$8.44
Net Operating Income	\$119,130	\$99,553	\$164,115	\$95,708
Full Market Value	\$785,000	\$634,000	\$1,081,000	\$582,000
Market Value per SqFt	\$47.58	\$33.58	\$47.51	\$41.80
Distance from Cooperative in miles		0.05	0.16	1.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05156-0048	3-05156-0021	3-05155-0050	3-05155-0017
Address	415 ARGYLE ROAD	400 RUGBY ROAD	405 WESTMINSTER ROAD	400 ARGYLE ROAD
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	67	138	138
Year Built	1961	1959	1960	1959
Gross SqFt	110,377	77,478	153,424	176,680
Estimated Gross Income	\$885,283	\$1,034,262	\$2,140,328	\$2,159,681
Gross Income per SqFt	\$8.02	\$13.35	\$13.95	\$12.22
Estimated Expense	\$287,997	\$561,940	\$1,090,959	\$1,236,817
Expense SqFt	\$2.61	\$7.25	\$7.11	\$7.00
Net Operating Income	\$597,286	\$472,322	\$1,049,369	\$922,864
Full Market Value	\$3,333,000	\$3,134,000	\$6,909,000	\$5,753,000
Market Value per SqFt	\$30.20	\$40.45	\$45.03	\$32.56
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05156-0058	3-05154-0024	3-05154-0059	3-05160-0058
Address	385 ARGYLE ROAD	410 WESTMINSTER ROAD	395 STRATFORD ROAD	383 EAST 17 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	42	35	67
Year Built	1941	1931	1935	1941
Gross SqFt	59,640	42,368	36,000	60,194
Estimated Gross Income	\$614,292	\$436,379	\$348,624	\$787,072
Gross Income per SqFt	\$10.30	\$10.30	\$9.68	\$13.08
Estimated Expense	\$264,802	\$267,193	\$194,975	\$430,920
Expense SqFt	\$4.44	\$6.31	\$5.42	\$7.16
Net Operating Income	\$349,490	\$169,186	\$153,649	\$356,152
Full Market Value	\$1,793,000	\$1,053,000	\$911,000	\$2,288,000
Market Value per SqFt	\$30.06	\$24.85	\$25.31	\$38.01
Distance from Cooperative in miles		0.11	0.11	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05159-0013	3-05159-0053	3-05161-0014	3-05160-0058
Address	400 EAST 17 STREET	405 EAST 16 STREET	330 EAST 19 STREET	383 EAST 17 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	62	85	67
Year Built	1962	1959	1958	1941
Gross SqFt	72,534	51,176	69,820	60,194
Estimated Gross Income	\$667,168	\$634,827	\$905,663	\$787,072
Gross Income per SqFt	\$9.20	\$12.40	\$12.97	\$13.08
Estimated Expense	\$159,412	\$374,808	\$529,624	\$430,920
Expense SqFt	\$2.20	\$7.32	\$7.59	\$7.16
Net Operating Income	\$507,756	\$260,019	\$376,039	\$356,152
Full Market Value	\$3,021,000	\$1,628,000	\$2,507,000	\$2,288,000
Market Value per SqFt	\$41.65	\$31.81	\$35.91	\$38.01
Distance from Cooperative in miles		0.00	0.11	0.06

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05162-0046	3-05061-0001	3-05190-0075	
Address	1901 DORCHESTER ROAD	73 ST PAUL'S PLACE	2505 BEDFORD AVENUE	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	40	59	48	
Year Built	1956	1924	1931	
Gross SqFt	47,620	47,418	37,920	
Estimated Gross Income	\$608,630	\$689,416	\$482,217	
Gross Income per SqFt	\$12.78	\$14.54	\$12.72	
Estimated Expense	\$283,936	\$347,011	\$175,048	
Expense SqFt	\$5.96	\$7.32	\$4.62	
Net Operating Income	\$324,694	\$342,405	\$307,169	
Full Market Value	\$2,169,000	\$2,366,000	\$2,054,000	
Market Value per SqFt	\$45.55	\$49.90	\$54.17	
Distance from Cooperative in miles		0.72	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05197-0040	3-05390-0074	3-05155-0017	3-05233-0015
Address	570 WESTMINSTER ROAD	455 OCEAN PARKWAY	400 ARGYLE ROAD	612 ARGYLE ROAD
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	147	138	84
Year Built	1935	1964	1959	1931
Gross SqFt	222,000	201,462	176,680	86,319
Estimated Gross Income	\$1,392,246	\$2,109,456	\$2,159,681	\$953,306
Gross Income per SqFt	\$6.27	\$10.47	\$12.22	\$11.04
Estimated Expense	\$710,186	\$1,177,466	\$1,236,817	\$533,741
Expense SqFt	\$3.20	\$5.84	\$7.00	\$6.18
Net Operating Income	\$682,060	\$931,990	\$922,864	\$419,565
Full Market Value	\$2,904,000	\$5,302,000	\$5,753,000	\$2,592,000
Market Value per SqFt	\$13.08	\$26.32	\$32.56	\$30.03
Distance from Cooperative in miles		0.34	0.31	0.10

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05208-0025	3-05208-0004	3-05207-0004	3-05207-0001
Address	2215 NEWKIRK AVENUE	2212 DITMAS AVENUE	2116 DITMAS AVENUE	585 EAST 21 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	52	78	65
Year Built	1927	1934	1935	1931
Gross SqFt	117,564	63,960	69,000	55,350
Estimated Gross Income	\$1,003,765	\$630,568	\$712,978	\$714,555
Gross Income per SqFt	\$8.54	\$9.86	\$10.33	\$12.91
Estimated Expense	\$580,395	\$366,636	\$304,191	\$454,924
Expense SqFt	\$4.94	\$5.73	\$4.41	\$8.22
Net Operating Income	\$423,370	\$263,932	\$408,787	\$259,631
Full Market Value	\$2,420,000	\$1,562,000	\$1,727,000	\$1,732,000
Market Value per SqFt	\$20.58	\$24.42	\$25.03	\$31.29
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05209-0022	3-05056-0073	3-01314-0083	3-01314-0086
Address	2323 NEWKIRK AVENUE	167 CLARKSON AVENUE	137 STERLING STREET	131 STERLING STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-LEFFERTS GARDEN	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	28	16	16
Year Built	1934	1931	1916	1916
Gross SqFt	15,600	30,800	17,870	18,040
Estimated Gross Income	\$136,032	\$285,267	\$147,070	\$157,309
Gross Income per SqFt	\$8.72	\$9.26	\$8.23	\$8.72
Estimated Expense	\$82,368	\$192,173	\$97,034	\$102,287
Expense SqFt	\$5.28	\$6.24	\$5.43	\$5.67
Net Operating Income	\$53,664	\$93,094	\$50,036	\$55,022
Full Market Value	\$320,000	\$554,000	\$295,000	\$320,000
Market Value per SqFt	\$20.51	\$17.99	\$16.51	\$17.74
Distance from Cooperative in miles		1.09	1.62	1.62

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05213-0024	3-05208-0046		
Address	411 EAST 26 STREET	531 EAST 22 STREET		
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	82	35		
Year Built	1962	1934		
Gross SqFt	76,416	35,922		
Estimated Gross Income	\$749,641	\$352,329		
Gross Income per SqFt	\$9.81	\$9.81		
Estimated Expense	\$384,372	\$214,556		
Expense SqFt	\$5.03	\$5.97		
Net Operating Income	\$365,269	\$137,773		
Full Market Value	\$1,584,000	\$816,000		
Market Value per SqFt	\$20.73	\$22.72		
Distance from Cooperative in miles		0.25		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05214-0024	3-05212-0001	3-05211-0026	3-05208-0052
Address	2701 NEWKIRK AVENUE	2502 AVENUE D	2401 NEWKIRK AVENUE	529 EAST 22 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	51	53	48	48
Year Built	1931	1931	1931	1934
Gross SqFt	41,400	41,452	50,258	41,115
Estimated Gross Income	\$364,600	\$536,863	\$551,864	\$497,859
Gross Income per SqFt	\$8.81	\$12.95	\$10.98	\$12.11
Estimated Expense	\$190,103	\$320,507	\$309,092	\$304,802
Expense SqFt	\$4.59	\$7.73	\$6.15	\$7.41
Net Operating Income	\$174,497	\$216,356	\$242,772	\$193,057
Full Market Value	\$860,000	\$1,342,000	\$1,199,000	\$1,228,000
Market Value per SqFt	\$20.77	\$32.37	\$23.86	\$29.87
Distance from Cooperative in miles		0.10	0.15	0.31

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05216-0060	3-05211-0026	3-05131-0019	3-06498-0001
Address	2913 FOSTER AVENUE	2401 NEWKIRK AVENUE	2913 TILDEN AVENUE	1002 FOSTER AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	61	48	59	83
Year Built	1931	1931	1928	1924
Gross SqFt	50,000	50,258	44,085	91,200
Estimated Gross Income	\$559,500	\$551,864	\$632,291	\$1,020,626
Gross Income per SqFt	\$11.19	\$10.98	\$14.34	\$11.19
Estimated Expense	\$306,500	\$309,092	\$418,319	\$558,701
Expense SqFt	\$6.13	\$6.15	\$9.49	\$6.13
Net Operating Income	\$253,000	\$242,772	\$213,972	\$461,925
Full Market Value	\$1,631,000	\$1,199,000	\$1,482,000	\$2,772,000
Market Value per SqFt	\$32.62	\$23.86	\$33.62	\$30.39
Distance from Cooperative in miles		0.26	0.57	1.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05217-0018	3-05240-0043	3-05234-0001	
Address	620 EAST 18 STREET	1122 OCEAN AVENUE	1302 NEWKIRK AVENUE	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	76	96	90	
Year Built	1961	1955	1931	
Gross SqFt	98,955	113,188	95,040	
Estimated Gross Income	\$957,884	\$1,153,386	\$948,479	
Gross Income per SqFt	\$9.68	\$10.19	\$9.98	
Estimated Expense	\$576,908	\$730,063	\$624,920	
Expense SqFt	\$5.83	\$6.45	\$6.58	
Net Operating Income	\$380,976	\$423,323	\$323,559	
Full Market Value	\$2,057,000	\$2,638,000	\$2,020,000	
Market Value per SqFt	\$20.79	\$23.31	\$21.25	
Distance from Cooperative in miles		0.15	0.22	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05218-0001	3-05240-0043	3-05221-0043	
Address	1802 NEWKIRK AVENUE	1122 OCEAN AVENUE	2110 NEWKIRK AVENUE	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	134	96	67	
Year Built	1958	1955	1931	
Gross SqFt	152,466	113,188	86,598	
Estimated Gross Income	\$1,347,799	\$1,153,386	\$661,506	
Gross Income per SqFt	\$8.84	\$10.19	\$7.64	
Estimated Expense	\$679,998	\$730,063	\$321,283	
Expense SqFt	\$4.46	\$6.45	\$3.71	
Net Operating Income	\$667,801	\$423,323	\$340,223	
Full Market Value	\$3,984,000	\$2,638,000	\$1,485,000	
Market Value per SqFt	\$26.13	\$23.31	\$17.15	
Distance from Cooperative in miles		0.15	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05218-0026	3-05219-0008	3-05219-0016	3-05219-0029
Address	1815 FOSTER AVENUE	1012 OCEAN AVENUE	1030 OCEAN AVENUE	1060 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	32	61	71
Year Built	1931	1931	1941	1931
Gross SqFt	60,282	49,491	57,624	75,221
Estimated Gross Income	\$424,310	\$514,738	\$626,949	\$818,293
Gross Income per SqFt	\$7.04	\$10.40	\$10.88	\$10.88
Estimated Expense	\$241,859	\$257,913	\$406,249	\$529,990
Expense SqFt	\$4.01	\$5.21	\$7.05	\$7.05
Net Operating Income	\$182,451	\$256,825	\$220,700	\$288,303
Full Market Value	\$1,009,000	\$1,298,000	\$1,364,000	\$1,785,000
Market Value per SqFt	\$16.74	\$26.23	\$23.67	\$23.73
Distance from Cooperative in miles		0.06	0.06	0.06

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05219-0040	3-05219-0029	3-05219-0016	3-05240-0043
Address	601 EAST 19 STREET	1060 OCEAN AVENUE	1030 OCEAN AVENUE	1122 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	71	61	96
Year Built	1942	1931	1941	1955
Gross SqFt	132,000	75,221	57,624	113,188
Estimated Gross Income	\$829,443	\$818,293	\$626,949	\$1,153,386
Gross Income per SqFt	\$6.28	\$10.88	\$10.88	\$10.19
Estimated Expense	\$488,216	\$529,990	\$406,249	\$730,063
Expense SqFt	\$3.70	\$7.05	\$7.05	\$6.45
Net Operating Income	\$341,227	\$288,303	\$220,700	\$423,323
Full Market Value	\$1,683,000	\$1,785,000	\$1,364,000	\$2,638,000
Market Value per SqFt	\$12.75	\$23.73	\$23.67	\$23.31
Distance from Cooperative in miles		0.00	0.00	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05233-0001	3-05234-0001		
Address	1212 NEWKIRK AVENUE	1302 NEWKIRK AVENUE		
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	66	90		
Year Built	1931	1931		
Gross SqFt	78,600	95,040		
Estimated Gross Income	\$784,428	\$948,479		
Gross Income per SqFt	\$9.98	\$9.98		
Estimated Expense	\$517,188	\$624,920		
Expense SqFt	\$6.58	\$6.58		
Net Operating Income	\$267,240	\$323,559		
Full Market Value	\$1,342,000	\$2,020,000		
Market Value per SqFt	\$17.07	\$21.25		
Distance from Cooperative in miles		0.05		

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05240-0025	3-05219-0029	3-05240-0043	3-05241-0018
Address	1150 OCEAN AVENUE	1060 OCEAN AVENUE	1122 OCEAN AVENUE	1169 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	67	71	96	96
Year Built	1931	1931	1955	1964
Gross SqFt	80,690	75,221	113,188	99,482
Estimated Gross Income	\$511,973	\$818,293	\$1,153,386	\$1,167,038
Gross Income per SqFt	\$6.34	\$10.88	\$10.19	\$11.73
Estimated Expense	\$276,711	\$529,990	\$730,063	\$694,114
Expense SqFt	\$3.43	\$7.05	\$6.45	\$6.98
Net Operating Income	\$235,262	\$288,303	\$423,323	\$472,924
Full Market Value	\$1,375,000	\$1,785,000	\$2,638,000	\$3,024,000
Market Value per SqFt	\$17.04	\$23.73	\$23.31	\$30.40
Distance from Cooperative in miles		0.16	0.00	0.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05241-0006	3-05240-0043	3-05219-0029	3-07548-0006
Address	1199 OCEAN AVENUE	1122 OCEAN AVENUE	1060 OCEAN AVENUE	1299 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	96	71	48
Year Built	1958	1955	1931	1924
Gross SqFt	81,000	113,188	75,221	62,784
Estimated Gross Income	\$769,500	\$1,153,386	\$818,293	\$531,976
Gross Income per SqFt	\$9.50	\$10.19	\$10.88	\$8.47
Estimated Expense	\$473,850	\$730,063	\$529,990	\$343,558
Expense SqFt	\$5.85	\$6.45	\$7.05	\$5.47
Net Operating Income	\$295,650	\$423,323	\$288,303	\$188,418
Full Market Value	\$1,320,000	\$2,638,000	\$1,785,000	\$1,127,000
Market Value per SqFt	\$16.30	\$23.31	\$23.73	\$17.95
Distance from Cooperative in miles		0.07	0.20	0.17

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05241-0023	3-05241-0018	3-05219-0029	3-07548-0006
Address	1155 OCEAN AVENUE	1169 OCEAN AVENUE	1060 OCEAN AVENUE	1299 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	MIDWOOD
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	96	71	48
Year Built	1931	1964	1931	1924
Gross SqFt	77,484	99,482	75,221	62,784
Estimated Gross Income	\$485,461	\$1,167,038	\$818,293	\$531,976
Gross Income per SqFt	\$6.27	\$11.73	\$10.88	\$8.47
Estimated Expense	\$231,543	\$694,114	\$529,990	\$343,558
Expense SqFt	\$2.99	\$6.98	\$7.05	\$5.47
Net Operating Income	\$253,918	\$472,924	\$288,303	\$188,418
Full Market Value	\$1,111,000	\$3,024,000	\$1,785,000	\$1,127,000
Market Value per SqFt	\$14.34	\$30.40	\$23.73	\$17.95
Distance from Cooperative in miles		0.00	0.20	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05241-0031	3-05240-0043	3-05241-0018	3-05240-0011
Address	1111 OCEAN AVENUE	1122 OCEAN AVENUE	1169 OCEAN AVENUE	1176 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	104	96	96	43
Year Built	1954	1955	1964	1968
Gross SqFt	157,493	113,188	99,482	45,434
Estimated Gross Income	\$744,756	\$1,153,386	\$1,167,038	\$570,024
Gross Income per SqFt	\$4.73	\$10.19	\$11.73	\$12.55
Estimated Expense	\$321,476	\$730,063	\$694,114	\$330,329
Expense SqFt	\$2.04	\$6.45	\$6.98	\$7.27
Net Operating Income	\$423,280	\$423,323	\$472,924	\$239,695
Full Market Value	\$2,518,000	\$2,638,000	\$3,024,000	\$1,386,000
Market Value per SqFt	\$15.99	\$23.31	\$30.40	\$30.51
Distance from Cooperative in miles		0.07	0.00	0.07

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05246-0001	3-07552-0047		
Address	2515 GLENWOOD ROAD	2420 GLENWOOD ROAD		
Neighborhood	FLATBUSH-CENTRAL	MIDWOOD		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	55	53		
Year Built	1931	1931		
Gross SqFt	64,800	75,600		
Estimated Gross Income	\$514,512	\$600,021		
Gross Income per SqFt	\$7.94	\$7.94		
Estimated Expense	\$276,696	\$388,900		
Expense SqFt	\$4.27	\$5.14		
Net Operating Income	\$237,816	\$211,121		
Full Market Value	\$1,100,000	\$1,246,000		
Market Value per SqFt	\$16.98	\$16.48		
Distance from Cooperative in miles		0.14		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05246-0006	3-05246-0047	3-07555-0031	3-05251-0038
Address	2835 BEDFORD AVENUE	600 EAST 26 STREET	723 EAST 27 STREET	616 EAST 29 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	MIDWOOD	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	36	64	54
Year Built	1931	1931	1929	1931
Gross SqFt	47,322	36,000	54,878	62,320
Estimated Gross Income	\$341,234	\$399,958	\$665,558	\$543,263
Gross Income per SqFt	\$7.21	\$11.11	\$12.13	\$8.72
Estimated Expense	\$198,286	\$225,630	\$367,828	\$331,737
Expense SqFt	\$4.19	\$6.27	\$6.70	\$5.32
Net Operating Income	\$142,948	\$174,328	\$297,730	\$211,526
Full Market Value	\$849,000	\$1,076,000	\$1,893,000	\$1,254,000
Market Value per SqFt	\$17.94	\$29.89	\$34.49	\$20.12
Distance from Cooperative in miles		0.00	0.18	0.18

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05247-0001	3-07552-0047	3-05251-0038	
Address	2601 GLENWOOD ROAD	2420 GLENWOOD ROAD	616 EAST 29 STREET	
Neighborhood	FLATBUSH-CENTRAL	MIDWOOD	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	90	53	54	
Year Built	1940	1931	1931	
Gross SqFt	100,000	75,600	62,320	
Estimated Gross Income	\$833,000	\$600,021	\$543,263	
Gross Income per SqFt	\$8.33	\$7.94	\$8.72	
Estimated Expense	\$465,000	\$388,900	\$331,737	
Expense SqFt	\$4.65	\$5.14	\$5.32	
Net Operating Income	\$368,000	\$211,121	\$211,526	
Full Market Value	\$2,165,000	\$1,246,000	\$1,254,000	
Market Value per SqFt	\$21.65	\$16.48	\$20.12	
Distance from Cooperative in miles		0.15	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05247-0006	3-07554-0048	3-05246-0047	3-07573-0020
Address	657 EAST 26 STREET	712 EAST 27 STREET	600 EAST 26 STREET	861 EAST 27 STREET
Neighborhood	FLATBUSH-CENTRAL	MIDWOOD	FLATBUSH-CENTRAL	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	113	59	36	53
Year Built	1941	1931	1931	1931
Gross SqFt	118,398	69,782	36,000	70,560
Estimated Gross Income	\$1,077,422	\$635,013	\$399,958	\$528,994
Gross Income per SqFt	\$9.10	\$9.10	\$11.11	\$7.50
Estimated Expense	\$544,631	\$408,717	\$225,630	\$324,924
Expense SqFt	\$4.60	\$5.86	\$6.27	\$4.60
Net Operating Income	\$532,791	\$226,296	\$174,328	\$204,070
Full Market Value	\$3,146,000	\$1,347,000	\$1,076,000	\$1,199,000
Market Value per SqFt	\$26.57	\$19.30	\$29.89	\$16.99
Distance from Cooperative in miles		0.11	0.05	0.34

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05247-0016	3-07554-0056	3-07554-0048	3-05251-0038
Address	645 EAST 26 STREET	714 EAST 27 STREET	712 EAST 27 STREET	616 EAST 29 STREET
Neighborhood	FLATBUSH-CENTRAL	MIDWOOD	MIDWOOD	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	71	59	54
Year Built	1931	1927	1931	1931
Gross SqFt	78,660	77,047	69,782	62,320
Estimated Gross Income	\$632,015	\$807,415	\$635,013	\$543,263
Gross Income per SqFt	\$8.03	\$10.48	\$9.10	\$8.72
Estimated Expense	\$329,162	\$502,321	\$408,717	\$331,737
Expense SqFt	\$4.18	\$6.52	\$5.86	\$5.32
Net Operating Income	\$302,853	\$305,094	\$226,296	\$211,526
Full Market Value	\$1,397,000	\$1,896,000	\$1,347,000	\$1,254,000
Market Value per SqFt	\$17.76	\$24.61	\$19.30	\$20.12
Distance from Cooperative in miles		0.11	0.11	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05248-0012	3-07554-0056	3-07554-0048	3-05251-0038
Address	50 KENILWORTH PLACE	714 EAST 27 STREET	712 EAST 27 STREET	616 EAST 29 STREET
Neighborhood	FLATBUSH-CENTRAL	MIDWOOD	MIDWOOD	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	71	59	54
Year Built	1955	1927	1931	1931
Gross SqFt	87,027	77,047	69,782	62,320
Estimated Gross Income	\$522,403	\$807,415	\$635,013	\$543,263
Gross Income per SqFt	\$6.00	\$10.48	\$9.10	\$8.72
Estimated Expense	\$322,208	\$502,321	\$408,717	\$331,737
Expense SqFt	\$3.70	\$6.52	\$5.86	\$5.32
Net Operating Income	\$200,195	\$305,094	\$226,296	\$211,526
Full Market Value	\$1,191,000	\$1,896,000	\$1,347,000	\$1,254,000
Market Value per SqFt	\$13.69	\$24.61	\$19.30	\$20.12
Distance from Cooperative in miles		0.12	0.12	0.11

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05257-0035	3-05256-0006	3-01113-0079	3-01113-0001
Address	310 WINDSOR PLACE	1661 11 AVENUE	437 PROSPECT AVENUE	1657 8 AVENUE
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	21	27	16	16
Year Built	1914	1927	1920	1921
Gross SqFt	31,200	23,840	17,000	10,596
Estimated Gross Income	\$202,824	\$279,223	\$278,782	\$239,079
Gross Income per SqFt	\$6.50	\$11.71	\$16.40	\$22.56
Estimated Expense	\$129,060	\$154,669	\$124,379	\$115,661
Expense SqFt	\$4.14	\$6.49	\$7.32	\$10.92
Net Operating Income	\$73,764	\$124,554	\$154,403	\$123,418
Full Market Value	\$439,000	\$752,000	\$1,118,000	\$877,000
Market Value per SqFt	\$14.07	\$31.54	\$65.76	\$82.77
Distance from Cooperative in miles		0.08	0.43	0.43

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05257-0045	3-01107-0027	3-05287-0021	3-01107-0021
Address	135 PROSPECT PARK SOUTHWEST	70 PROSPECT PARK SOUTHWEST	800 GREENWOOD AVENUE	57 PROSPECT PARK SOUTHWEST
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	48	63	54
Year Built	1929	1935	1941	1921
Gross SqFt	97,884	49,428	67,500	46,576
Estimated Gross Income	\$632,731	\$676,601	\$927,400	\$614,730
Gross Income per SqFt	\$6.46	\$13.69	\$13.74	\$13.20
Estimated Expense	\$276,228	\$302,841	\$421,755	\$201,105
Expense SqFt	\$2.82	\$6.13	\$6.25	\$4.32
Net Operating Income	\$356,503	\$373,760	\$505,645	\$413,625
Full Market Value	\$1,430,000	\$2,211,000	\$3,337,000	\$1,804,000
Market Value per SqFt	\$14.61	\$44.73	\$49.44	\$38.73
Distance from Cooperative in miles		0.25	0.30	0.25

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05268-0002	3-01106-0005		
Address	166 SEELEY STREET	1 PROSPECT PARK SOUTHWEST		
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	55	83		
Year Built	1938	1921		
Gross SqFt	65,640	76,748		
Estimated Gross Income	\$873,012	\$1,020,724		
Gross Income per SqFt	\$13.30	\$13.30		
Estimated Expense	\$505,428	\$591,146		
Expense SqFt	\$7.70	\$7.70		
Net Operating Income	\$367,584	\$429,578		
Full Market Value	\$2,343,000	\$2,849,000		
Market Value per SqFt	\$35.69	\$37.12		
Distance from Cooperative in miles		0.44		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05268-0018	3-01106-0005		
Address	202 SEELEY STREET	1 PROSPECT PARK SOUTHWEST		
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	42	83		
Year Built	1931	1921		
Gross SqFt	44,424	76,748		
Estimated Gross Income	\$590,839	\$1,020,724		
Gross Income per SqFt	\$13.30	\$13.30		
Estimated Expense	\$342,065	\$591,146		
Expense SqFt	\$7.70	\$7.70		
Net Operating Income	\$248,774	\$429,578		
Full Market Value	\$1,584,000	\$2,849,000		
Market Value per SqFt	\$35.66	\$37.12		
Distance from Cooperative in miles		0.44		

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05268-0033	3-05287-0021	3-05285-0001	3-05330-0024
Address	651 VANDERBILT STREET	800 GREENWOOD AVENUE	50 OCEAN PARKWAY	217 EAST 7 STREET
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	155	63	59	174
Year Built	1963	1941	1937	1951
Gross SqFt	162,439	67,500	67,602	146,066
Estimated Gross Income	\$1,523,568	\$927,400	\$917,807	\$1,885,594
Gross Income per SqFt	\$9.38	\$13.74	\$13.58	\$12.91
Estimated Expense	\$692,176	\$421,755	\$513,793	\$1,005,458
Expense SqFt	\$4.26	\$6.25	\$7.60	\$6.88
Net Operating Income	\$831,392	\$505,645	\$404,014	\$880,136
Full Market Value	\$3,366,000	\$3,337,000	\$2,607,000	\$5,412,000
Market Value per SqFt	\$20.72	\$49.44	\$38.56	\$37.05
Distance from Cooperative in miles		0.22	0.25	0.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05268-0084	3-05277-0001	3-05074-0047	
Address	250 SEELEY STREET	601 PROSPECT AVENUE	39 ARGYLE ROAD	
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	FLATBUSH-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	16	11	16	
Year Built	1931	1931	1931	
Gross SqFt	17,453	17,296	16,640	
Estimated Gross Income	\$191,808	\$168,606	\$203,535	
Gross Income per SqFt	\$10.99	\$9.75	\$12.23	
Estimated Expense	\$102,275	\$64,519	\$131,184	
Expense SqFt	\$5.86	\$3.73	\$7.88	
Net Operating Income	\$89,533	\$104,087	\$72,351	
Full Market Value	\$416,000	\$429,000	\$441,000	
Market Value per SqFt	\$23.84	\$24.80	\$26.50	
Distance from Cooperative in miles		0.16	0.56	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05268-0087	3-05256-0006	3-05073-0052	3-00870-0032
Address	147 PROSPECT PARK SOUTHWE	1661 11 AVENUE	3341 WESTMINSTER ROAD	470 PROSPECT AVENUE
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	FLATBUSH-CENTRAL	PARK SLOPE SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	27	32	16
Year Built	1931	1927	1931	1931
Gross SqFt	18,360	23,840	23,365	9,952
Estimated Gross Income	\$235,926	\$279,223	\$395,451	\$127,908
Gross Income per SqFt	\$12.85	\$11.71	\$16.92	\$12.85
Estimated Expense	\$123,746	\$154,669	\$187,926	\$67,045
Expense SqFt	\$6.74	\$6.49	\$8.04	\$6.74
Net Operating Income	\$112,180	\$124,554	\$207,525	\$60,863
Full Market Value	\$437,000	\$752,000	\$1,501,000	\$406,000
Market Value per SqFt	\$23.80	\$31.54	\$64.24	\$40.80
Distance from Cooperative in miles		0.15	0.55	0.54

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05268-0089	3-05256-0006	3-05073-0052	3-00870-0032
Address	149 PROSPECT PARK SOUTHWE	1661 11 AVENUE	3341 WESTMINSTER ROAD	470 PROSPECT AVENUE
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	FLATBUSH-CENTRAL	PARK SLOPE SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	27	32	16
Year Built	1931	1927	1931	1931
Gross SqFt	18,240	23,840	23,365	9,952
Estimated Gross Income	\$234,384	\$279,223	\$395,451	\$127,908
Gross Income per SqFt	\$12.85	\$11.71	\$16.92	\$12.85
Estimated Expense	\$122,938	\$154,669	\$187,926	\$67,045
Expense SqFt	\$6.74	\$6.49	\$8.04	\$6.74
Net Operating Income	\$111,446	\$124,554	\$207,525	\$60,863
Full Market Value	\$434,000	\$752,000	\$1,501,000	\$406,000
Market Value per SqFt	\$23.79	\$31.54	\$64.24	\$40.80
Distance from Cooperative in miles		0.15	0.55	0.54

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05275-0036	3-05256-0006	3-05328-0079	3-05074-0047
Address	47 REEVE PLACE	1661 11 AVENUE	221 EAST 5 STREET	39 ARGYLE ROAD
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	KENSINGTON	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	27	12	16
Year Built	1931	1927	1926	1931
Gross SqFt	9,916	23,840	12,800	16,640
Estimated Gross Income	\$116,116	\$279,223	\$148,313	\$203,535
Gross Income per SqFt	\$11.71	\$11.71	\$11.59	\$12.23
Estimated Expense	\$54,141	\$154,669	\$70,533	\$131,184
Expense SqFt	\$5.46	\$6.49	\$5.51	\$7.88
Net Operating Income	\$61,975	\$124,554	\$77,780	\$72,351
Full Market Value	\$236,000	\$752,000	\$392,000	\$441,000
Market Value per SqFt	\$23.80	\$31.54	\$30.63	\$26.50
Distance from Cooperative in miles		0.20	0.49	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05279-0019	3-05287-0021	3-05285-0001	3-05320-0009
Address	180 PROSPECT PARK SOUTHWEST	800 GREENWOOD AVENUE	50 OCEAN PARKWAY	31 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	58	63	59	83
Year Built	1961	1941	1937	1929
Gross SqFt	77,268	67,500	67,602	90,900
Estimated Gross Income	\$482,927	\$927,400	\$917,807	\$1,170,839
Gross Income per SqFt	\$6.25	\$13.74	\$13.58	\$12.88
Estimated Expense	\$256,997	\$421,755	\$513,793	\$555,058
Expense SqFt	\$3.33	\$6.25	\$7.60	\$6.11
Net Operating Income	\$225,930	\$505,645	\$404,014	\$615,781
Full Market Value	\$1,344,000	\$3,337,000	\$2,607,000	\$4,109,000
Market Value per SqFt	\$17.39	\$49.44	\$38.56	\$45.20
Distance from Cooperative in miles		0.10	0.17	0.24

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05279-0032	3-05256-0006	3-05073-0014	3-05072-0047
Address	175 PROSPECT PARK SOUTHWEST	1661 11 AVENUE	28 ARGYLE ROAD	49 STRATFORD ROAD
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	27	31	42
Year Built	1970	1927	1931	1925
Gross SqFt	28,000	23,840	28,064	32,550
Estimated Gross Income	\$214,655	\$279,223	\$291,215	\$416,104
Gross Income per SqFt	\$7.67	\$11.71	\$10.38	\$12.78
Estimated Expense	\$144,832	\$154,669	\$165,484	\$188,947
Expense SqFt	\$5.17	\$6.49	\$5.90	\$5.80
Net Operating Income	\$69,823	\$124,554	\$125,731	\$227,157
Full Market Value	\$413,000	\$752,000	\$747,000	\$1,065,000
Market Value per SqFt	\$14.75	\$31.54	\$26.62	\$32.72
Distance from Cooperative in miles		0.27	0.42	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05280-0008	3-05317-0011	3-05327-0041	3-05287-0001
Address	221 MC DONALD AVENUE	170 EAST 4 STREET	415 ALBEMARLE ROAD	10 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	KENSINGTON	KENSINGTON	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	166	71	67	133
Year Built	1953	1962	1941	1927
Gross SqFt	156,170	62,400	75,600	136,362
Estimated Gross Income	\$1,180,637	\$896,450	\$887,774	\$1,623,280
Gross Income per SqFt	\$7.56	\$14.37	\$11.74	\$11.90
Estimated Expense	\$900,039	\$493,664	\$297,569	\$904,201
Expense SqFt	\$5.76	\$7.91	\$3.94	\$6.63
Net Operating Income	\$280,598	\$402,786	\$590,205	\$719,079
Full Market Value	\$1,661,000	\$1,980,000	\$2,420,000	\$4,422,000
Market Value per SqFt	\$10.64	\$31.73	\$32.01	\$32.43
Distance from Cooperative in miles		0.12	0.24	0.40

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05280-0047	3-05307-0045	3-05317-0011	
Address	112 EAST 2 STREET	70 DAHILL ROAD	170 EAST 4 STREET	
Neighborhood	WINDSOR TERRACE	KENSINGTON	KENSINGTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	114	122	71	
Year Built	1940	1934	1962	
Gross SqFt	149,760	149,450	62,400	
Estimated Gross Income	\$1,627,891	\$1,101,447	\$896,450	
Gross Income per SqFt	\$10.87	\$7.37	\$14.37	
Estimated Expense	\$1,003,392	\$771,162	\$493,664	
Expense SqFt	\$6.70	\$5.16	\$7.91	
Net Operating Income	\$624,499	\$330,285	\$402,786	
Full Market Value	\$3,729,000	\$1,958,000	\$1,980,000	
Market Value per SqFt	\$24.90	\$13.10	\$31.73	
Distance from Cooperative in miles		0.32	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05285-0040	3-05285-0001	3-05320-0009	3-05329-0001
Address	82 EAST 7 STREET	50 OCEAN PARKWAY	31 OCEAN PARKWAY	125 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	59	83	84
Year Built	1939	1937	1929	1940
Gross SqFt	86,420	67,602	90,900	94,252
Estimated Gross Income	\$532,294	\$917,807	\$1,170,839	\$1,152,382
Gross Income per SqFt	\$6.16	\$13.58	\$12.88	\$12.23
Estimated Expense	\$236,399	\$513,793	\$555,058	\$610,380
Expense SqFt	\$2.74	\$7.60	\$6.11	\$6.48
Net Operating Income	\$295,895	\$404,014	\$615,781	\$542,002
Full Market Value	\$1,760,000	\$2,607,000	\$4,109,000	\$3,223,000
Market Value per SqFt	\$20.37	\$38.56	\$45.20	\$34.20
Distance from Cooperative in miles		0.00	0.11	0.31

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05286-0001	3-05285-0001	3-05320-0009	3-05330-0024
Address	30 OCEAN PARKWAY	50 OCEAN PARKWAY	31 OCEAN PARKWAY	217 EAST 7 STREET
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	59	83	174
Year Built	1936	1937	1929	1951
Gross SqFt	169,422	67,602	90,900	146,066
Estimated Gross Income	\$738,661	\$917,807	\$1,170,839	\$1,885,594
Gross Income per SqFt	\$4.36	\$13.58	\$12.88	\$12.91
Estimated Expense	\$310,237	\$513,793	\$555,058	\$1,005,458
Expense SqFt	\$1.83	\$7.60	\$6.11	\$6.88
Net Operating Income	\$428,424	\$404,014	\$615,781	\$880,136
Full Market Value	\$1,947,000	\$2,607,000	\$4,109,000	\$5,412,000
Market Value per SqFt	\$11.49	\$38.56	\$45.20	\$37.05
Distance from Cooperative in miles		0.05	0.12	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05305-0051	3-05309-0029	3-05334-0006	3-05325-0065
Address	36 DAHILL ROAD	45 TEHAMA STREET	114 ALBEMARLE ROAD	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	65	65	48
Year Built	1950	1940	1927	1937
Gross SqFt	79,000	70,944	62,934	49,800
Estimated Gross Income	\$675,352	\$507,701	\$643,810	\$353,880
Gross Income per SqFt	\$8.55	\$7.16	\$10.23	\$7.11
Estimated Expense	\$387,241	\$200,424	\$377,671	\$136,056
Expense SqFt	\$4.90	\$2.83	\$6.00	\$2.73
Net Operating Income	\$288,111	\$307,277	\$266,139	\$217,824
Full Market Value	\$1,606,000	\$1,825,000	\$1,573,000	\$812,000
Market Value per SqFt	\$20.33	\$25.72	\$24.99	\$16.31
Distance from Cooperative in miles		0.10	0.22	0.24

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05307-0070	3-05309-0029	3-05334-0006	3-05325-0065
Address	40 TEHAMA STREET	45 TEHAMA STREET	114 ALBEMARLE ROAD	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	65	65	48
Year Built	1931	1940	1927	1937
Gross SqFt	98,604	70,944	62,934	49,800
Estimated Gross Income	\$624,513	\$507,701	\$643,810	\$353,880
Gross Income per SqFt	\$6.33	\$7.16	\$10.23	\$7.11
Estimated Expense	\$322,574	\$200,424	\$377,671	\$136,056
Expense SqFt	\$3.27	\$2.83	\$6.00	\$2.73
Net Operating Income	\$301,939	\$307,277	\$266,139	\$217,824
Full Market Value	\$1,796,000	\$1,825,000	\$1,573,000	\$812,000
Market Value per SqFt	\$18.21	\$25.72	\$24.99	\$16.31
Distance from Cooperative in miles		0.05	0.19	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05319-0024	3-05330-0024	3-05287-0001	3-05329-0001
Address	100 OCEAN PARKWAY	217 EAST 7 STREET	10 OCEAN PARKWAY	125 OCEAN PARKWAY
Neighborhood	KENSINGTON	KENSINGTON	WINDSOR TERRACE	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	174	133	84
Year Built	1953	1951	1927	1940
Gross SqFt	138,600	146,066	136,362	94,252
Estimated Gross Income	\$753,391	\$1,885,594	\$1,623,280	\$1,152,382
Gross Income per SqFt	\$5.44	\$12.91	\$11.90	\$12.23
Estimated Expense	\$375,653	\$1,005,458	\$904,201	\$610,380
Expense SqFt	\$2.71	\$6.88	\$6.63	\$6.48
Net Operating Income	\$377,738	\$880,136	\$719,079	\$542,002
Full Market Value	\$2,247,000	\$5,412,000	\$4,422,000	\$3,223,000
Market Value per SqFt	\$16.21	\$37.05	\$32.43	\$34.20
Distance from Cooperative in miles		0.23	0.26	0.17

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05320-0001	3-05320-0009	3-05285-0001	3-05329-0001
Address	71 OCEAN PARKWAY	31 OCEAN PARKWAY	50 OCEAN PARKWAY	125 OCEAN PARKWAY
Neighborhood	KENSINGTON	KENSINGTON	WINDSOR TERRACE	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	76	83	59	84
Year Built	1936	1929	1937	1940
Gross SqFt	89,026	90,900	67,602	94,252
Estimated Gross Income	\$640,995	\$1,170,839	\$917,807	\$1,152,382
Gross Income per SqFt	\$7.20	\$12.88	\$13.58	\$12.23
Estimated Expense	\$304,776	\$555,058	\$513,793	\$610,380
Expense SqFt	\$3.42	\$6.11	\$7.60	\$6.48
Net Operating Income	\$336,219	\$615,781	\$404,014	\$542,002
Full Market Value	\$1,386,000	\$4,109,000	\$2,607,000	\$3,223,000
Market Value per SqFt	\$15.57	\$45.20	\$38.56	\$34.20
Distance from Cooperative in miles		0.00	0.11	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05320-0046	3-05328-0023		
Address	81 OCEAN PARKWAY	134 OCEAN PARKWAY		
Neighborhood	KENSINGTON	KENSINGTON		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	80	54		
Year Built	1938	1931		
Gross SqFt	92,805	79,170		
Estimated Gross Income	\$843,597	\$719,323		
Gross Income per SqFt	\$9.09	\$9.09		
Estimated Expense	\$535,485	\$456,803		
Expense SqFt	\$5.77	\$5.77		
Net Operating Income	\$308,112	\$262,520		
Full Market Value	\$1,210,000	\$1,563,000		
Market Value per SqFt	\$13.04	\$19.74		
Distance from Cooperative in miles		0.17		

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05321-0010	3-05321-0051	3-05329-0001	3-05327-0041
Address	625 CATON AVENUE	70 EAST 8 STREET	125 OCEAN PARKWAY	415 ALBEMARLE ROAD
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	62	84	67
Year Built	1936	1956	1940	1941
Gross SqFt	54,000	58,612	94,252	75,600
Estimated Gross Income	\$307,543	\$670,284	\$1,152,382	\$887,774
Gross Income per SqFt	\$5.70	\$11.44	\$12.23	\$11.74
Estimated Expense	\$212,083	\$272,309	\$610,380	\$297,569
Expense SqFt	\$3.93	\$4.65	\$6.48	\$3.94
Net Operating Income	\$95,460	\$397,975	\$542,002	\$590,205
Full Market Value	\$568,000	\$2,123,000	\$3,223,000	\$2,420,000
Market Value per SqFt	\$10.52	\$36.22	\$34.20	\$32.01
Distance from Cooperative in miles		0.06	0.10	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05328-0010	3-05327-0041	3-05328-0037	3-05317-0011
Address	110 OCEAN PARKWAY	415 ALBEMARLE ROAD	178 OCEAN PARKWAY	170 EAST 4 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	67	96	71
Year Built	1953	1941	1928	1962
Gross SqFt	72,000	75,600	94,050	62,400
Estimated Gross Income	\$469,601	\$887,774	\$1,097,808	\$896,450
Gross Income per SqFt	\$6.52	\$11.74	\$11.67	\$14.37
Estimated Expense	\$247,389	\$297,569	\$531,071	\$493,664
Expense SqFt	\$3.44	\$3.94	\$5.65	\$7.91
Net Operating Income	\$222,212	\$590,205	\$566,737	\$402,786
Full Market Value	\$1,322,000	\$2,420,000	\$3,036,000	\$1,980,000
Market Value per SqFt	\$18.36	\$32.01	\$32.28	\$31.73
Distance from Cooperative in miles		0.05	0.00	0.15

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05328-0032	3-05328-0037	3-05358-0086	
Address	160 OCEAN PARKWAY	178 OCEAN PARKWAY	269 OCEAN PARKWAY	
Neighborhood	KENSINGTON	KENSINGTON	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	55	96	49	
Year Built	1956	1928	1941	
Gross SqFt	58,200	94,050	56,100	
Estimated Gross Income	\$639,036	\$1,097,808	\$577,000	
Gross Income per SqFt	\$10.98	\$11.67	\$10.29	
Estimated Expense	\$295,074	\$531,071	\$329,190	
Expense SqFt	\$5.07	\$5.65	\$5.87	
Net Operating Income	\$343,962	\$566,737	\$247,810	
Full Market Value	\$2,126,000	\$3,036,000	\$1,485,000	
Market Value per SqFt	\$36.53	\$32.28	\$26.47	
Distance from Cooperative in miles		0.00	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05328-0051	3-05325-0065	3-05340-0022	
Address	283 EAST 5 STREET	199 EAST 2 STREET	214 EAST 8 STREET	
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	25	48	91	
Year Built	1935	1937	1960	
Gross SqFt	28,200	49,800	73,956	
Estimated Gross Income	\$285,102	\$353,880	\$969,779	
Gross Income per SqFt	\$10.11	\$7.11	\$13.11	
Estimated Expense	\$123,798	\$136,056	\$513,654	
Expense SqFt	\$4.39	\$2.73	\$6.95	
Net Operating Income	\$161,304	\$217,824	\$456,125	
Full Market Value	\$1,002,000	\$812,000	\$2,772,000	
Market Value per SqFt	\$35.53	\$16.31	\$37.48	
Distance from Cooperative in miles		0.15	0.22	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05329-0062	3-05329-0068	3-05329-0052	3-05328-0079
Address	179 OCEAN PARKWAY	175 OCEAN PARKWAY	201 OCEAN PARKWAY	221 EAST 5 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	39	39	35	12
Year Built	1923	1923	1923	1926
Gross SqFt	38,800	38,800	38,000	12,800
Estimated Gross Income	\$311,080	\$397,409	\$352,591	\$148,313
Gross Income per SqFt	\$8.02	\$10.24	\$9.28	\$11.59
Estimated Expense	\$141,873	\$241,490	\$149,076	\$70,533
Expense SqFt	\$3.66	\$6.22	\$3.92	\$5.51
Net Operating Income	\$169,207	\$155,919	\$203,515	\$77,780
Full Market Value	\$975,000	\$971,000	\$783,000	\$392,000
Market Value per SqFt	\$25.13	\$25.03	\$20.61	\$30.63
Distance from Cooperative in miles		0.00	0.00	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05329-0072	3-05330-0024	3-05329-0001	3-05113-0001
Address	135 OCEAN PARKWAY	217 EAST 7 STREET	125 OCEAN PARKWAY	60 TURNER PLACE
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	286	174	84	130
Year Built	1965	1951	1940	1961
Gross SqFt	334,581	146,066	94,252	144,128
Estimated Gross Income	\$2,997,041	\$1,885,594	\$1,152,382	\$1,847,222
Gross Income per SqFt	\$8.96	\$12.91	\$12.23	\$12.82
Estimated Expense	\$2,014,079	\$1,005,458	\$610,380	\$954,748
Expense SqFt	\$6.02	\$6.88	\$6.48	\$6.62
Net Operating Income	\$982,962	\$880,136	\$542,002	\$892,474
Full Market Value	\$5,860,000	\$5,412,000	\$3,223,000	\$5,643,000
Market Value per SqFt	\$17.51	\$37.05	\$34.20	\$39.15
Distance from Cooperative in miles		0.07	0.00	0.25

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05336-0082	3-05330-0024	3-05390-0074	3-05113-0001
Address	303 BEVERLY ROAD	217 EAST 7 STREET	455 OCEAN PARKWAY	60 TURNER PLACE
Neighborhood	KENSINGTON	KENSINGTON	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	150	174	147	130
Year Built	1956	1951	1964	1961
Gross SqFt	191,476	146,066	201,462	144,128
Estimated Gross Income	\$1,254,032	\$1,885,594	\$2,109,456	\$1,847,222
Gross Income per SqFt	\$6.55	\$12.91	\$10.47	\$12.82
Estimated Expense	\$622,647	\$1,005,458	\$1,177,466	\$954,748
Expense SqFt	\$3.25	\$6.88	\$5.84	\$6.62
Net Operating Income	\$631,385	\$880,136	\$931,990	\$892,474
Full Market Value	\$3,135,000	\$5,412,000	\$5,302,000	\$5,643,000
Market Value per SqFt	\$16.37	\$37.05	\$26.32	\$39.15
Distance from Cooperative in miles		0.30	0.49	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05337-0007	3-05327-0041	3-05334-0006	
Address	414 ALBEMARLE ROAD	415 ALBEMARLE ROAD	114 ALBEMARLE ROAD	
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	47	67	65	
Year Built	1941	1941	1927	
Gross SqFt	50,400	75,600	62,934	
Estimated Gross Income	\$553,896	\$887,774	\$643,810	
Gross Income per SqFt	\$10.99	\$11.74	\$10.23	
Estimated Expense	\$250,488	\$297,569	\$377,671	
Expense SqFt	\$4.97	\$3.94	\$6.00	
Net Operating Income	\$303,408	\$590,205	\$266,139	
Full Market Value	\$1,793,000	\$2,420,000	\$1,573,000	
Market Value per SqFt	\$35.58	\$32.01	\$24.99	
Distance from Cooperative in miles		0.12	0.16	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05337-0076	3-05340-0048		
Address	415 BEVERLY ROAD	707 BEVERLY ROAD		
Neighborhood	KENSINGTON	KENSINGTON		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	130	58		
Year Built	1963	1940		
Gross SqFt	110,000	51,000		
Estimated Gross Income	\$1,442,100	\$668,689		
Gross Income per SqFt	\$13.11	\$13.11		
Estimated Expense	\$768,900	\$356,587		
Expense SqFt	\$6.99	\$6.99		
Net Operating Income	\$673,200	\$312,102		
Full Market Value	\$4,478,000	\$1,837,000		
Market Value per SqFt	\$40.71	\$36.02		
Distance from Cooperative in miles		0.20		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05338-0070	3-05321-0051	3-05340-0022	
Address	230 OCEAN PARKWAY	70 EAST 8 STREET	214 EAST 8 STREET	
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	62	91	
Year Built	1926	1956	1960	
Gross SqFt	49,518	58,612	73,956	
Estimated Gross Income	\$608,081	\$670,284	\$969,779	
Gross Income per SqFt	\$12.28	\$11.44	\$13.11	
Estimated Expense	\$292,238	\$272,309	\$513,654	
Expense SqFt	\$5.90	\$4.65	\$6.95	
Net Operating Income	\$315,843	\$397,975	\$456,125	
Full Market Value	\$2,003,000	\$2,123,000	\$2,772,000	
Market Value per SqFt	\$40.45	\$36.22	\$37.48	
Distance from Cooperative in miles		0.31	0.15	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05338-0075	3-05340-0048	3-05357-0045	3-05358-0086
Address	240 OCEAN PARKWAY	707 BEVERLY ROAD	330 OCEAN PARKWAY	269 OCEAN PARKWAY
Neighborhood	KENSINGTON	KENSINGTON	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	58	54	49
Year Built	1938	1940	1929	1941
Gross SqFt	52,872	51,000	51,426	56,100
Estimated Gross Income	\$393,504	\$668,689	\$576,576	\$577,000
Gross Income per SqFt	\$7.44	\$13.11	\$11.21	\$10.29
Estimated Expense	\$201,370	\$356,587	\$313,752	\$329,190
Expense SqFt	\$3.81	\$6.99	\$6.10	\$5.87
Net Operating Income	\$192,134	\$312,102	\$262,824	\$247,810
Full Market Value	\$901,000	\$1,837,000	\$1,628,000	\$1,485,000
Market Value per SqFt	\$17.04	\$36.02	\$31.66	\$26.47
Distance from Cooperative in miles		0.15	0.13	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05339-0001	3-05358-0086	3-05357-0040	3-05374-0041
Address	205 OCEAN PARKWAY	269 OCEAN PARKWAY	320 OCEAN PARKWAY	402 OCEAN PARKWAY
Neighborhood	KENSINGTON	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	49	48	54
Year Built	1963	1941	1929	1941
Gross SqFt	55,800	56,100	52,524	57,900
Estimated Gross Income	\$574,182	\$577,000	\$452,189	\$711,419
Gross Income per SqFt	\$10.29	\$10.29	\$8.61	\$12.29
Estimated Expense	\$250,542	\$329,190	\$227,084	\$366,965
Expense SqFt	\$4.49	\$5.87	\$4.32	\$6.34
Net Operating Income	\$323,640	\$247,810	\$225,105	\$344,454
Full Market Value	\$2,015,000	\$1,485,000	\$1,346,000	\$2,184,000
Market Value per SqFt	\$36.11	\$26.47	\$25.63	\$37.72
Distance from Cooperative in miles		0.15	0.17	0.33

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05339-0061	3-05340-0022	3-05340-0048	3-05358-0071
Address	225 OCEAN PARKWAY	214 EAST 8 STREET	707 BEVERLY ROAD	305 OCEAN PARKWAY
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	91	58	60
Year Built	1963	1960	1940	1941
Gross SqFt	61,920	73,956	51,000	62,400
Estimated Gross Income	\$495,598	\$969,779	\$668,689	\$736,913
Gross Income per SqFt	\$8.00	\$13.11	\$13.11	\$11.81
Estimated Expense	\$265,022	\$513,654	\$356,587	\$405,225
Expense SqFt	\$4.28	\$6.95	\$6.99	\$6.49
Net Operating Income	\$230,576	\$456,125	\$312,102	\$331,688
Full Market Value	\$1,089,000	\$2,772,000	\$1,837,000	\$2,024,000
Market Value per SqFt	\$17.59	\$37.48	\$36.02	\$32.44
Distance from Cooperative in miles		0.06	0.06	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05340-0015	3-05340-0022	3-05325-0065	
Address	192 EAST 8 STREET	214 EAST 8 STREET	199 EAST 2 STREET	
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	91	48	
Year Built	1940	1960	1937	
Gross SqFt	34,200	73,956	49,800	
Estimated Gross Income	\$345,762	\$969,779	\$353,880	
Gross Income per SqFt	\$10.11	\$13.11	\$7.11	
Estimated Expense	\$150,138	\$513,654	\$136,056	
Expense SqFt	\$4.39	\$6.95	\$2.73	
Net Operating Income	\$195,624	\$456,125	\$217,824	
Full Market Value	\$1,220,000	\$2,772,000	\$812,000	
Market Value per SqFt	\$35.67	\$37.48	\$16.31	
Distance from Cooperative in miles		0.00	0.34	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05355-0001	3-05334-0006	3-05327-0041	
Address	302 BEVERLY ROAD	114 ALBEMARLE ROAD	415 ALBEMARLE ROAD	
Neighborhood	OCEAN PARKWAY-NORTH	KENSINGTON	KENSINGTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	88	65	67	
Year Built	1961	1927	1941	
Gross SqFt	80,604	62,934	75,600	
Estimated Gross Income	\$885,838	\$643,810	\$887,774	
Gross Income per SqFt	\$10.99	\$10.23	\$11.74	
Estimated Expense	\$400,602	\$377,671	\$297,569	
Expense SqFt	\$4.97	\$6.00	\$3.94	
Net Operating Income	\$485,236	\$266,139	\$590,205	
Full Market Value	\$2,999,000	\$1,573,000	\$2,420,000	
Market Value per SqFt	\$37.21	\$24.99	\$32.01	
Distance from Cooperative in miles		0.20	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05356-0042	3-05357-0045	3-05358-0071	3-05358-0086
Address	403 AVENUE C	330 OCEAN PARKWAY	305 OCEAN PARKWAY	269 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	54	60	49
Year Built	1915	1929	1941	1941
Gross SqFt	59,600	51,426	62,400	56,100
Estimated Gross Income	\$597,848	\$576,576	\$736,913	\$577,000
Gross Income per SqFt	\$10.03	\$11.21	\$11.81	\$10.29
Estimated Expense	\$348,179	\$313,752	\$405,225	\$329,190
Expense SqFt	\$5.84	\$6.10	\$6.49	\$5.87
Net Operating Income	\$249,669	\$262,824	\$331,688	\$247,810
Full Market Value	\$1,558,000	\$1,628,000	\$2,024,000	\$1,485,000
Market Value per SqFt	\$26.14	\$31.66	\$32.44	\$26.47
Distance from Cooperative in miles		0.05	0.14	0.14

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05357-0005	3-05357-0040	3-05389-0034	
Address	260 OCEAN PARKWAY	320 OCEAN PARKWAY	470 OCEAN PARKWAY	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	77	48	72	
Year Built	1930	1929	1931	
Gross SqFt	86,946	52,524	72,600	
Estimated Gross Income	\$819,031	\$452,189	\$706,841	
Gross Income per SqFt	\$9.42	\$8.61	\$9.74	
Estimated Expense	\$413,863	\$227,084	\$381,105	
Expense SqFt	\$4.76	\$4.32	\$5.25	
Net Operating Income	\$405,168	\$225,105	\$325,736	
Full Market Value	\$1,485,000	\$1,346,000	\$1,771,000	
Market Value per SqFt	\$17.08	\$25.63	\$24.39	
Distance from Cooperative in miles		0.00	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05357-0017	3-05358-0077	3-05357-0045	3-05358-0086
Address	280 OCEAN PARKWAY	279 OCEAN PARKWAY	330 OCEAN PARKWAY	269 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	77	54	49
Year Built	1941	1926	1929	1941
Gross SqFt	132,200	95,106	51,426	56,100
Estimated Gross Income	\$833,062	\$969,571	\$576,576	\$577,000
Gross Income per SqFt	\$6.30	\$10.19	\$11.21	\$10.29
Estimated Expense	\$398,826	\$577,197	\$313,752	\$329,190
Expense SqFt	\$3.02	\$6.07	\$6.10	\$5.87
Net Operating Income	\$434,236	\$392,374	\$262,824	\$247,810
Full Market Value	\$2,255,000	\$2,445,000	\$1,628,000	\$1,485,000
Market Value per SqFt	\$17.06	\$25.71	\$31.66	\$26.47
Distance from Cooperative in miles		0.09	0.00	0.09

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05357-0030	3-05357-0040	3-05358-0086	3-05374-0034
Address	300 OCEAN PARKWAY	320 OCEAN PARKWAY	269 OCEAN PARKWAY	390 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	48	49	41
Year Built	1941	1929	1941	1937
Gross SqFt	106,500	52,524	56,100	42,000
Estimated Gross Income	\$1,041,570	\$452,189	\$577,000	\$410,688
Gross Income per SqFt	\$9.78	\$8.61	\$10.29	\$9.78
Estimated Expense	\$598,530	\$227,084	\$329,190	\$236,013
Expense SqFt	\$5.62	\$4.32	\$5.87	\$5.62
Net Operating Income	\$443,040	\$225,105	\$247,810	\$174,675
Full Market Value	\$1,815,000	\$1,346,000	\$1,485,000	\$1,034,000
Market Value per SqFt	\$17.04	\$25.63	\$26.47	\$24.62
Distance from Cooperative in miles		0.00	0.09	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05358-0063	3-05358-0071	3-05358-0086	3-05340-0022
Address	315 OCEAN PARKWAY	305 OCEAN PARKWAY	269 OCEAN PARKWAY	214 EAST 8 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	60	49	91
Year Built	1961	1941	1941	1960
Gross SqFt	90,000	62,400	56,100	73,956
Estimated Gross Income	\$1,047,571	\$736,913	\$577,000	\$969,779
Gross Income per SqFt	\$11.64	\$11.81	\$10.29	\$13.11
Estimated Expense	\$600,287	\$405,225	\$329,190	\$513,654
Expense SqFt	\$6.67	\$6.49	\$5.87	\$6.95
Net Operating Income	\$447,284	\$331,688	\$247,810	\$456,125
Full Market Value	\$2,849,000	\$2,024,000	\$1,485,000	\$2,772,000
Market Value per SqFt	\$31.66	\$32.44	\$26.47	\$37.48
Distance from Cooperative in miles		0.00	0.00	0.17

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05363-0061	3-05395-0008	3-05630-0038	3-05447-0001
Address	1529 42 STREET	638 EAST 2 STREET	4702 15 AVENUE	4813 15 AVENUE
Neighborhood	BOROUGH PARK	OCEAN PARKWAY-NORTH	BOROUGH PARK	BOROUGH PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	37	60	47
Year Built	1927	1931	1926	1941
Gross SqFt	46,000	40,150	48,000	47,520
Estimated Gross Income	\$469,660	\$455,703	\$490,019	\$421,997
Gross Income per SqFt	\$10.21	\$11.35	\$10.21	\$8.88
Estimated Expense	\$281,060	\$264,187	\$293,440	\$189,500
Expense SqFt	\$6.11	\$6.58	\$6.11	\$3.99
Net Operating Income	\$188,600	\$191,516	\$196,579	\$232,497
Full Market Value	\$1,175,000	\$1,232,000	\$1,133,000	\$1,387,000
Market Value per SqFt	\$25.54	\$30.68	\$23.60	\$29.19
Distance from Cooperative in miles		0.28	0.33	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05374-0010	3-05392-0052		
Address	340 OCEAN PARKWAY	805 DITMAS AVENUE		
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	77	57		
Year Built	1962	1958		
Gross SqFt	73,026	45,900		
Estimated Gross Income	\$960,292	\$603,729		
Gross Income per SqFt	\$13.15	\$13.15		
Estimated Expense	\$438,886	\$275,918		
Expense SqFt	\$6.01	\$6.01		
Net Operating Income	\$521,406	\$327,811		
Full Market Value	\$3,467,000	\$2,013,000		
Market Value per SqFt	\$47.48	\$43.86		
Distance from Cooperative in miles		0.26		

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05374-0017	3-05390-0066	3-05374-0041	
Address	354 OCEAN PARKWAY	465 OCEAN PARKWAY	402 OCEAN PARKWAY	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	41	98	54	
Year Built	1941	1951	1941	
Gross SqFt	40,200	88,728	57,900	
Estimated Gross Income	\$497,274	\$1,104,660	\$711,419	
Gross Income per SqFt	\$12.37	\$12.45	\$12.29	
Estimated Expense	\$266,124	\$617,724	\$366,965	
Expense SqFt	\$6.62	\$6.96	\$6.34	
Net Operating Income	\$231,150	\$486,936	\$344,454	
Full Market Value	\$1,464,000	\$3,266,000	\$2,184,000	
Market Value per SqFt	\$36.42	\$36.81	\$37.72	
Distance from Cooperative in miles		0.19	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05374-0030	3-05374-0057	3-05375-0072	3-05375-0082
Address	386 OCEAN PARKWAY	555 EAST 5 STREET	377 OCEAN PARKWAY	349 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	20	46	46
Year Built	1922	1922	1924	1924
Gross SqFt	31,104	16,000	36,000	36,000
Estimated Gross Income	\$330,636	\$170,030	\$349,054	\$387,110
Gross Income per SqFt	\$10.63	\$10.63	\$9.70	\$10.75
Estimated Expense	\$178,848	\$92,066	\$191,891	\$205,743
Expense SqFt	\$5.75	\$5.75	\$5.33	\$5.72
Net Operating Income	\$151,788	\$77,964	\$157,163	\$181,367
Full Market Value	\$942,000	\$478,000	\$863,000	\$1,124,000
Market Value per SqFt	\$30.29	\$29.88	\$23.97	\$31.22
Distance from Cooperative in miles		0.00	0.09	0.09

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05375-0058	3-05376-0033	3-05374-0041	3-05374-0034
Address	399 OCEAN PARKWAY	430 EAST 8 STREET	402 OCEAN PARKWAY	390 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	90	54	41
Year Built	1963	1961	1941	1937
Gross SqFt	54,000	77,160	57,900	42,000
Estimated Gross Income	\$630,720	\$938,151	\$711,419	\$410,688
Gross Income per SqFt	\$11.68	\$12.16	\$12.29	\$9.78
Estimated Expense	\$251,640	\$465,822	\$366,965	\$236,013
Expense SqFt	\$4.66	\$6.04	\$6.34	\$5.62
Net Operating Income	\$379,080	\$472,329	\$344,454	\$174,675
Full Market Value	\$2,425,000	\$3,002,000	\$2,184,000	\$1,034,000
Market Value per SqFt	\$44.91	\$38.91	\$37.72	\$24.62
Distance from Cooperative in miles		0.06	0.09	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05376-0058	3-05376-0033	3-05392-0071	3-05390-0066
Address	515 EAST 7 STREET	430 EAST 8 STREET	499 EAST 8 STREET	465 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	90	83	98
Year Built	1961	1961	1963	1951
Gross SqFt	114,780	77,160	88,528	88,728
Estimated Gross Income	\$1,340,630	\$938,151	\$907,288	\$1,104,660
Gross Income per SqFt	\$11.68	\$12.16	\$10.25	\$12.45
Estimated Expense	\$534,875	\$465,822	\$529,354	\$617,724
Expense SqFt	\$4.66	\$6.04	\$5.98	\$6.96
Net Operating Income	\$805,755	\$472,329	\$377,934	\$486,936
Full Market Value	\$5,156,000	\$3,002,000	\$2,167,000	\$3,266,000
Market Value per SqFt	\$44.92	\$38.91	\$24.48	\$36.81
Distance from Cooperative in miles		0.00	0.17	0.18

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05376-0068	3-05376-0033	3-05154-0047	
Address	495 EAST 7 STREET	430 EAST 8 STREET	415 STRATFORD ROAD	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	85	90	96	
Year Built	1962	1961	1963	
Gross SqFt	84,000	77,160	88,000	
Estimated Gross Income	\$1,123,080	\$938,151	\$1,325,259	
Gross Income per SqFt	\$13.37	\$12.16	\$15.06	
Estimated Expense	\$497,280	\$465,822	\$630,765	
Expense SqFt	\$5.92	\$6.04	\$7.17	
Net Operating Income	\$625,800	\$472,329	\$694,494	
Full Market Value	\$4,152,000	\$3,002,000	\$4,777,000	
Market Value per SqFt	\$49.43	\$38.91	\$54.28	
Distance from Cooperative in miles		0.00	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05376-0076	3-05154-0047	3-05392-0052	3-05390-0066
Address	465 EAST 7 STREET	415 STRATFORD ROAD	805 DITMAS AVENUE	465 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	96	57	98
Year Built	1963	1963	1958	1951
Gross SqFt	102,550	88,000	45,900	88,728
Estimated Gross Income	\$1,348,533	\$1,325,259	\$603,729	\$1,104,660
Gross Income per SqFt	\$13.15	\$15.06	\$13.15	\$12.45
Estimated Expense	\$616,326	\$630,765	\$275,918	\$617,724
Expense SqFt	\$6.01	\$7.17	\$6.01	\$6.96
Net Operating Income	\$732,207	\$694,494	\$327,811	\$486,936
Full Market Value	\$4,869,000	\$4,777,000	\$2,013,000	\$3,266,000
Market Value per SqFt	\$47.48	\$54.28	\$43.86	\$36.81
Distance from Cooperative in miles		0.23	0.17	0.18

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05377-0043	3-05390-0061	3-05154-0047	3-05155-0050
Address	811 CORTELYOU ROAD	483 OCEAN PARKWAY	415 STRATFORD ROAD	405 WESTMINSTER ROAD
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	63	96	138
Year Built	1941	1964	1963	1960
Gross SqFt	96,000	48,600	88,000	153,424
Estimated Gross Income	\$1,445,760	\$936,245	\$1,325,259	\$2,140,328
Gross Income per SqFt	\$15.06	\$19.26	\$15.06	\$13.95
Estimated Expense	\$688,320	\$433,997	\$630,765	\$1,090,959
Expense SqFt	\$7.17	\$8.93	\$7.17	\$7.11
Net Operating Income	\$757,440	\$502,248	\$694,494	\$1,049,369
Full Market Value	\$5,210,000	\$3,602,000	\$4,777,000	\$6,909,000
Market Value per SqFt	\$54.27	\$74.12	\$54.28	\$45.03
Distance from Cooperative in miles		0.20	0.19	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05389-0041	3-05389-0067	3-05389-0024	3-05389-0034
Address	488 OCEAN PARKWAY	623 EAST 5 STREET	450 OCEAN PARKWAY	470 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	48	69	72
Year Built	1958	1932	1931	1931
Gross SqFt	43,116	41,963	69,600	72,600
Estimated Gross Income	\$439,352	\$566,483	\$709,013	\$706,841
Gross Income per SqFt	\$10.19	\$13.50	\$10.19	\$9.74
Estimated Expense	\$223,772	\$289,557	\$399,715	\$381,105
Expense SqFt	\$5.19	\$6.90	\$5.74	\$5.25
Net Operating Income	\$215,580	\$276,926	\$309,298	\$325,736
Full Market Value	\$1,343,000	\$1,833,000	\$1,573,000	\$1,771,000
Market Value per SqFt	\$31.15	\$43.68	\$22.60	\$24.39
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05392-0001	3-05154-0047	3-05155-0050	3-05392-0052
Address	800 CORTELYOU ROAD	415 STRATFORD ROAD	405 WESTMINSTER ROAD	805 DITMAS AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	96	138	57
Year Built	1960	1963	1960	1958
Gross SqFt	80,604	88,000	153,424	45,900
Estimated Gross Income	\$1,124,426	\$1,325,259	\$2,140,328	\$603,729
Gross Income per SqFt	\$13.95	\$15.06	\$13.95	\$13.15
Estimated Expense	\$573,094	\$630,765	\$1,090,959	\$275,918
Expense SqFt	\$7.11	\$7.17	\$7.11	\$6.01
Net Operating Income	\$551,332	\$694,494	\$1,049,369	\$327,811
Full Market Value	\$3,630,000	\$4,777,000	\$6,909,000	\$2,013,000
Market Value per SqFt	\$45.03	\$54.28	\$45.03	\$43.86
Distance from Cooperative in miles		0.17	0.22	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05392-0042	3-05153-0031	3-05403-0016	3-05375-0077
Address	478 EAST 9 STREET	428 STRATFORD ROAD	866 CONEY ISLAND AVENUE	363 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	17	23	51	46
Year Built	1916	1910	1930	1924
Gross SqFt	21,964	18,880	38,500	36,000
Estimated Gross Income	\$270,596	\$225,945	\$474,289	\$470,982
Gross Income per SqFt	\$12.32	\$11.97	\$12.32	\$13.08
Estimated Expense	\$143,205	\$126,392	\$250,932	\$226,038
Expense SqFt	\$6.52	\$6.69	\$6.52	\$6.28
Net Operating Income	\$127,391	\$99,553	\$223,357	\$244,944
Full Market Value	\$807,000	\$634,000	\$1,416,000	\$1,631,000
Market Value per SqFt	\$36.74	\$33.58	\$36.78	\$45.31
Distance from Cooperative in miles		0.12	0.16	0.20

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05399-0041	3-05389-0067	3-05417-0020	3-05417-0045
Address	570 OCEAN PARKWAY	623 EAST 5 STREET	3841 18 AVENUE	303 WEBSTER AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	48	53	41
Year Built	1931	1932	1930	1930
Gross SqFt	39,600	41,963	41,900	37,226
Estimated Gross Income	\$531,432	\$566,483	\$562,507	\$450,614
Gross Income per SqFt	\$13.42	\$13.50	\$13.42	\$12.10
Estimated Expense	\$227,304	\$289,557	\$280,599	\$218,133
Expense SqFt	\$5.74	\$6.90	\$6.70	\$5.86
Net Operating Income	\$304,128	\$276,926	\$281,908	\$232,481
Full Market Value	\$2,015,000	\$1,833,000	\$1,584,000	\$1,479,000
Market Value per SqFt	\$50.88	\$43.68	\$37.80	\$39.73
Distance from Cooperative in miles		0.17	0.18	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05424-0001	3-05399-0015	3-06494-0037	3-05417-0020
Address	715 OCEAN PARKWAY	514 OCEAN PARKWAY	785 OCEAN PARKWAY	3841 18 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	74	60	53
Year Built	1954	1962	1951	1930
Gross SqFt	93,000	64,800	62,485	41,900
Estimated Gross Income	\$1,252,710	\$926,343	\$841,459	\$562,507
Gross Income per SqFt	\$13.47	\$14.30	\$13.47	\$13.42
Estimated Expense	\$681,690	\$463,137	\$458,010	\$280,599
Expense SqFt	\$7.33	\$7.15	\$7.33	\$6.70
Net Operating Income	\$571,020	\$463,206	\$383,449	\$281,908
Full Market Value	\$3,782,000	\$3,209,000	\$1,936,000	\$1,584,000
Market Value per SqFt	\$40.67	\$49.52	\$30.98	\$37.80
Distance from Cooperative in miles		0.27	0.15	0.10

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05453-0018	3-05622-0007	3-05635-0041	3-00923-0037
Address	1528 49 STREET	4611 12 AVENUE	4812 14 AVENUE	4114 9 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	63	82	66
Year Built	1939	1939	1927	1959
Gross SqFt	70,800	64,800	71,860	71,288
Estimated Gross Income	\$771,862	\$763,344	\$797,712	\$827,869
Gross Income per SqFt	\$10.90	\$11.78	\$11.10	\$11.61
Estimated Expense	\$325,880	\$419,904	\$427,352	\$417,330
Expense SqFt	\$4.60	\$6.48	\$5.95	\$5.85
Net Operating Income	\$445,982	\$343,440	\$370,360	\$410,539
Full Market Value	\$2,178,000	\$2,057,000	\$1,903,000	\$2,630,000
Market Value per SqFt	\$30.76	\$31.74	\$26.48	\$36.89
Distance from Cooperative in miles		0.47	0.30	1.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05454-0045	3-05458-0006	3-05436-0068	3-05447-0001
Address	4910 17 AVENUE	5001 15 AVENUE	1515 47 STREET	4813 15 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	47	54	47
Year Built	1931	1934	1939	1941
Gross SqFt	66,000	50,160	64,530	47,520
Estimated Gross Income	\$721,215	\$579,106	\$614,326	\$421,997
Gross Income per SqFt	\$10.93	\$11.55	\$9.52	\$8.88
Estimated Expense	\$324,521	\$286,125	\$380,727	\$189,500
Expense SqFt	\$4.92	\$5.70	\$5.90	\$3.99
Net Operating Income	\$396,694	\$292,981	\$233,599	\$232,497
Full Market Value	\$2,035,000	\$1,584,000	\$1,276,000	\$1,387,000
Market Value per SqFt	\$30.83	\$31.58	\$19.77	\$29.19
Distance from Cooperative in miles		0.16	0.22	0.16

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05495-1014	3-06542-0001	3-06542-0070	3-06523-0027
Address	1176 OCEAN PARKWAY	1201 OCEAN PARKWAY	1235 OCEAN PARKWAY	1013 AVENUE J
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	120	56	119	87
Year Built	1952	1953	1942	1927
Gross SqFt	92,250	60,780	126,000	93,000
Estimated Gross Income	\$1,126,927	\$818,470	\$1,574,175	\$1,165,164
Gross Income per SqFt	\$12.22	\$13.47	\$12.49	\$12.53
Estimated Expense	\$548,548	\$428,116	\$803,110	\$594,763
Expense SqFt	\$5.95	\$7.04	\$6.37	\$6.40
Net Operating Income	\$578,379	\$390,354	\$771,065	\$570,401
Full Market Value	\$3,454,000	\$2,585,000	\$4,664,000	\$3,619,000
Market Value per SqFt	\$37.44	\$42.53	\$37.02	\$38.91
Distance from Cooperative in miles		0.30	0.30	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05548-0050	3-05550-0012	3-05545-0053	3-06553-0035
Address	1967 65 STREET	2118 64 STREET	1681 65 STREET	2270 64 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	24	46	23
Year Built	1931	1931	1928	1928
Gross SqFt	18,920	16,468	33,600	17,000
Estimated Gross Income	\$253,338	\$173,649	\$479,210	\$227,659
Gross Income per SqFt	\$13.39	\$10.54	\$14.26	\$13.39
Estimated Expense	\$134,269	\$99,804	\$215,987	\$128,166
Expense SqFt	\$7.10	\$6.06	\$6.43	\$7.54
Net Operating Income	\$119,069	\$73,845	\$263,223	\$99,493
Full Market Value	\$790,000	\$459,000	\$1,824,000	\$634,000
Market Value per SqFt	\$41.75	\$27.87	\$54.29	\$37.29
Distance from Cooperative in miles		0.29	0.45	0.44

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05597-0058	3-05595-0030	3-00733-0031	
Address	1163 43 STREET	958 42 STREET	862 43 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	16	25	
Year Built	1926	1915	1927	
Gross SqFt	17,800	17,800	17,040	
Estimated Gross Income	\$211,399	\$293,144	\$233,950	
Gross Income per SqFt	\$11.88	\$16.47	\$13.73	
Estimated Expense	\$115,231	\$168,422	\$156,249	
Expense SqFt	\$6.47	\$9.46	\$9.17	
Net Operating Income	\$96,168	\$124,722	\$77,701	
Full Market Value	\$531,000	\$681,000	\$513,000	
Market Value per SqFt	\$29.83	\$38.26	\$30.11	
Distance from Cooperative in miles		0.29	0.44	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05601-0001	3-05601-0006	3-05595-0019	3-05595-0014
Address	4313 9 AVENUE	902 43 STREET	944 42 STREET	922 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	44	42	27
Year Built	1923	1925	1924	1924
Gross SqFt	32,000	30,400	32,000	32,000
Estimated Gross Income	\$430,400	\$408,757	\$419,262	\$494,680
Gross Income per SqFt	\$13.45	\$13.45	\$13.10	\$15.46
Estimated Expense	\$195,520	\$213,300	\$207,381	\$306,022
Expense SqFt	\$6.11	\$7.02	\$6.48	\$9.56
Net Operating Income	\$234,880	\$195,457	\$211,881	\$188,658
Full Market Value	\$1,556,000	\$1,188,000	\$1,410,000	\$1,155,000
Market Value per SqFt	\$48.63	\$39.08	\$44.06	\$36.09
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05606-0017	3-05379-0006	3-05611-0016	
Address	1430 43 STREET	4301 16 AVENUE	1322 44 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	24	47	31	
Year Built	1914	1925	1927	
Gross SqFt	35,600	36,000	26,700	
Estimated Gross Income	\$451,408	\$464,847	\$332,376	
Gross Income per SqFt	\$12.68	\$12.91	\$12.45	
Estimated Expense	\$182,628	\$153,165	\$160,086	
Expense SqFt	\$5.13	\$4.25	\$6.00	
Net Operating Income	\$268,780	\$311,682	\$172,290	
Full Market Value	\$1,798,000	\$2,079,000	\$964,000	
Market Value per SqFt	\$50.51	\$57.75	\$36.10	
Distance from Cooperative in miles		0.30	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05611-0044	3-05707-0059	3-05611-0016	
Address	4418 14 AVENUE	843 60 STREET	1322 44 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	13	27	31	
Year Built	1915	1927	1927	
Gross SqFt	24,300	20,160	26,700	
Estimated Gross Income	\$300,000	\$280,500	\$332,376	
Gross Income per SqFt	\$12.35	\$13.91	\$12.45	
Estimated Expense	\$164,782	\$128,618	\$160,086	
Expense SqFt	\$6.78	\$6.38	\$6.00	
Net Operating Income	\$135,218	\$151,882	\$172,290	
Full Market Value	\$857,000	\$917,000	\$964,000	
Market Value per SqFt	\$35.27	\$45.49	\$36.10	
Distance from Cooperative in miles		1.05	0.00	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05633-0068	3-05628-0001	3-05622-0007	3-05635-0041
Address	4802 12 AVENUE	4711 12 AVENUE	4611 12 AVENUE	4812 14 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	64	63	82
Year Built	1924	1930	1939	1927
Gross SqFt	39,400	72,000	64,800	71,860
Estimated Gross Income	\$437,340	\$758,263	\$763,344	\$797,712
Gross Income per SqFt	\$11.10	\$10.53	\$11.78	\$11.10
Estimated Expense	\$234,430	\$490,370	\$419,904	\$427,352
Expense SqFt	\$5.95	\$6.81	\$6.48	\$5.95
Net Operating Income	\$202,910	\$267,893	\$343,440	\$370,360
Full Market Value	\$1,253,000	\$1,664,000	\$2,057,000	\$1,903,000
Market Value per SqFt	\$31.80	\$23.11	\$31.74	\$26.48
Distance from Cooperative in miles		0.10	0.13	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05657-0035	3-05650-0034	3-05643-0031	3-05656-0034
Address	5100 15 AVENUE	5000 15 AVENUE	1458 49 STREET	1364 51 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	100	87	42	71
Year Built	1931	1928	1939	1960
Gross SqFt	118,800	139,500	48,664	70,600
Estimated Gross Income	\$1,349,568	\$1,166,613	\$571,125	\$815,430
Gross Income per SqFt	\$11.36	\$8.36	\$11.74	\$11.55
Estimated Expense	\$767,448	\$591,538	\$327,698	\$464,548
Expense SqFt	\$6.46	\$4.24	\$6.73	\$6.58
Net Operating Income	\$582,120	\$575,075	\$243,427	\$350,882
Full Market Value	\$3,744,000	\$3,278,000	\$1,199,000	\$2,090,000
Market Value per SqFt	\$31.52	\$23.50	\$24.64	\$29.60
Distance from Cooperative in miles		0.05	0.10	0.15

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05692-0040	3-05692-0004	3-05685-0041	3-05692-0001
Address	5624 15 AVENUE	5601 14 AVENUE	5512 15 AVENUE	5619 14 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	55	52	42
Year Built	1939	1936	1939	1965
Gross SqFt	59,040	61,200	57,600	43,806
Estimated Gross Income	\$570,326	\$591,420	\$614,016	\$365,622
Gross Income per SqFt	\$9.66	\$9.66	\$10.66	\$8.35
Estimated Expense	\$280,440	\$290,992	\$355,968	\$206,320
Expense SqFt	\$4.75	\$4.75	\$6.18	\$4.71
Net Operating Income	\$289,886	\$300,428	\$258,048	\$159,302
Full Market Value	\$1,718,000	\$1,463,000	\$1,496,000	\$817,000
Market Value per SqFt	\$29.10	\$23.91	\$25.97	\$18.65
Distance from Cooperative in miles		0.00	0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05848-0040	3-05938-0040	3-05906-0001	
Address	6702 RIDGE BOULEVARD	7502 RIDGE BOULEVARD	130 72 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	47	59	156	
Year Built	1936	1936	1955	
Gross SqFt	42,722	50,400	136,412	
Estimated Gross Income	\$598,535	\$719,307	\$1,875,171	
Gross Income per SqFt	\$14.01	\$14.27	\$13.75	
Estimated Expense	\$294,355	\$399,964	\$995,737	
Expense SqFt	\$6.89	\$7.94	\$7.30	
Net Operating Income	\$304,180	\$319,343	\$879,434	
Full Market Value	\$2,001,000	\$2,213,000	\$5,804,000	
Market Value per SqFt	\$46.84	\$43.91	\$42.55	
Distance from Cooperative in miles		0.50	0.35	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05851-0033	3-06093-0029	3-06072-0011	
Address	464 67 STREET	92 PARROTT PLACE	59 BATTERY AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	12	12	12	
Year Built	1988	1978	1983	
Gross SqFt	7,920	9,369	9,497	
Estimated Gross Income	\$124,344	\$133,910	\$162,494	
Gross Income per SqFt	\$15.70	\$14.29	\$17.11	
Estimated Expense	\$46,807	\$28,964	\$82,909	
Expense SqFt	\$5.91	\$3.09	\$8.73	
Net Operating Income	\$77,537	\$104,946	\$79,585	
Full Market Value	\$530,000	\$434,000	\$443,000	
Market Value per SqFt	\$66.92	\$46.32	\$46.65	
Distance from Cooperative in miles		1.37	1.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05853-0001	3-05868-0007	3-05927-0043	
Address	6735 RIDGE BOULEVARD	6901 SHORE ROAD	7420 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	108	24	84	
Year Built	1928	1928	1930	
Gross SqFt	120,594	19,250	89,628	
Estimated Gross Income	\$1,611,136	\$261,033	\$1,179,282	
Gross Income per SqFt	\$13.36	\$13.56	\$13.16	
Estimated Expense	\$809,186	\$133,585	\$621,071	
Expense SqFt	\$6.71	\$6.94	\$6.93	
Net Operating Income	\$801,950	\$127,448	\$558,211	
Full Market Value	\$5,320,000	\$843,000	\$3,421,000	
Market Value per SqFt	\$44.11	\$43.79	\$38.17	
Distance from Cooperative in miles		0.43	0.41	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05858-0030	3-05983-0001	3-05892-0006	3-06018-0051
Address	760 67 STREET	901 80 STREET	7101 4 AVENUE	461 84 STREET
Neighborhood	BAY RIDGE	DYKER HEIGHTS	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	54	83	50	59
Year Built	1938	1931	1950	1940
Gross SqFt	45,900	73,000	77,430	59,148
Estimated Gross Income	\$582,012	\$1,055,580	\$1,119,638	\$704,235
Gross Income per SqFt	\$12.68	\$14.46	\$14.46	\$11.91
Estimated Expense	\$264,843	\$570,130	\$389,473	\$331,750
Expense SqFt	\$5.77	\$7.81	\$5.03	\$5.61
Net Operating Income	\$317,169	\$485,450	\$730,165	\$372,485
Full Market Value	\$2,122,000	\$3,359,000	\$3,420,000	\$2,376,000
Market Value per SqFt	\$46.23	\$46.01	\$44.17	\$40.17
Distance from Cooperative in miles		0.66	0.43	0.81

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05859-0015	3-05881-0038	3-05929-0054	3-05938-0040
Address	6801 SHORE ROAD	15 MACKAY PLACE	353 BAY RIDGE PARKWAY	7502 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	69	43	59
Year Built	1952	1960	1961	1936
Gross SqFt	161,232	50,400	27,048	50,400
Estimated Gross Income	\$2,444,277	\$822,994	\$410,168	\$719,307
Gross Income per SqFt	\$15.16	\$16.33	\$15.16	\$14.27
Estimated Expense	\$1,268,896	\$273,716	\$189,596	\$399,964
Expense SqFt	\$7.87	\$5.43	\$7.01	\$7.94
Net Operating Income	\$1,175,381	\$549,278	\$220,572	\$319,343
Full Market Value	\$8,079,000	\$3,003,000	\$1,516,000	\$2,213,000
Market Value per SqFt	\$50.11	\$59.58	\$56.05	\$43.91
Distance from Cooperative in miles		0.11	0.70	0.52

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05889-0003	3-05929-0054	3-05938-0040	
Address	7101 COLONIAL ROAD	353 BAY RIDGE PARKWAY	7502 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	119	43	59	
Year Built	1928	1961	1936	
Gross SqFt	142,396	27,048	50,400	
Estimated Gross Income	\$2,096,069	\$410,168	\$719,307	
Gross Income per SqFt	\$14.72	\$15.16	\$14.27	
Estimated Expense	\$981,108	\$189,596	\$399,964	
Expense SqFt	\$6.89	\$7.01	\$7.94	
Net Operating Income	\$1,114,961	\$220,572	\$319,343	
Full Market Value	\$7,695,000	\$1,516,000	\$2,213,000	
Market Value per SqFt	\$54.04	\$56.05	\$43.91	
Distance from Cooperative in miles		0.33	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05889-0014	3-05929-0054	3-05938-0040	
Address	138 71 STREET	353 BAY RIDGE PARKWAY	7502 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	84	43	59	
Year Built	1950	1961	1936	
Gross SqFt	108,000	27,048	50,400	
Estimated Gross Income	\$1,589,760	\$410,168	\$719,307	
Gross Income per SqFt	\$14.72	\$15.16	\$14.27	
Estimated Expense	\$744,120	\$189,596	\$399,964	
Expense SqFt	\$6.89	\$7.01	\$7.94	
Net Operating Income	\$845,640	\$220,572	\$319,343	
Full Market Value	\$5,836,000	\$1,516,000	\$2,213,000	
Market Value per SqFt	\$54.04	\$56.05	\$43.91	
Distance from Cooperative in miles		0.33	0.20	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05906-0018	3-05929-0054	3-05938-0040	
Address	190 72 STREET	353 BAY RIDGE PARKWAY	7502 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	455	43	59	
Year Built	1932	1961	1936	
Gross SqFt	369,046	27,048	50,400	
Estimated Gross Income	\$5,432,357	\$410,168	\$719,307	
Gross Income per SqFt	\$14.72	\$15.16	\$14.27	
Estimated Expense	\$2,542,727	\$189,596	\$399,964	
Expense SqFt	\$6.89	\$7.01	\$7.94	
Net Operating Income	\$2,889,630	\$220,572	\$319,343	
Full Market Value	\$19,942,000	\$1,516,000	\$2,213,000	
Market Value per SqFt	\$54.04	\$56.05	\$43.91	
Distance from Cooperative in miles		0.31	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05916-0062	3-05881-0038	3-05872-0007	
Address	141 74 STREET	15 MACKAY PLACE	315 OVINGTON AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	73	69	102	
Year Built	1957	1960	1962	
Gross SqFt	88,920	50,400	76,686	
Estimated Gross Income	\$1,424,498	\$822,994	\$1,241,803	
Gross Income per SqFt	\$16.02	\$16.33	\$16.19	
Estimated Expense	\$593,096	\$273,716	\$566,874	
Expense SqFt	\$6.67	\$5.43	\$7.39	
Net Operating Income	\$831,402	\$549,278	\$674,929	
Full Market Value	\$5,670,000	\$3,003,000	\$4,596,000	
Market Value per SqFt	\$63.77	\$59.58	\$59.93	
Distance from Cooperative in miles		0.34	0.35	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05925-0053	3-05906-0001	3-05872-0071	
Address	7401 SHORE ROAD	130 72 STREET	321 OVINGTON AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	73	156	118	
Year Built	1955	1955	1928	
Gross SqFt	98,304	136,412	92,224	
Estimated Gross Income	\$1,454,899	\$1,875,171	\$1,461,596	
Gross Income per SqFt	\$14.80	\$13.75	\$15.85	
Estimated Expense	\$665,518	\$995,737	\$647,031	
Expense SqFt	\$6.77	\$7.30	\$7.02	
Net Operating Income	\$789,381	\$879,434	\$814,565	
Full Market Value	\$5,269,000	\$5,804,000	\$5,567,000	
Market Value per SqFt	\$53.60	\$42.55	\$60.36	
Distance from Cooperative in miles		0.27	0.59	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05928-0001	3-05929-0054	3-05938-0040	3-05927-0043
Address	7423 RIDGE BOULEVARD	353 BAY RIDGE PARKWAY	7502 RIDGE BOULEVARD	7420 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	43	59	84
Year Built	1957	1961	1936	1930
Gross SqFt	53,000	27,048	50,400	89,628
Estimated Gross Income	\$756,310	\$410,168	\$719,307	\$1,179,282
Gross Income per SqFt	\$14.27	\$15.16	\$14.27	\$13.16
Estimated Expense	\$312,700	\$189,596	\$399,964	\$621,071
Expense SqFt	\$5.90	\$7.01	\$7.94	\$6.93
Net Operating Income	\$443,610	\$220,572	\$319,343	\$558,211
Full Market Value	\$3,074,000	\$1,516,000	\$2,213,000	\$3,421,000
Market Value per SqFt	\$58.00	\$56.05	\$43.91	\$38.17
Distance from Cooperative in miles		0.15	0.15	0.15

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05929-0058	3-05961-0001	3-05929-0054	3-05928-0006
Address	345 BAY RIDGE PARKWAY	7721 4 AVENUE	353 BAY RIDGE PARKWAY	7401 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	41	43	49
Year Built	1929	1921	1961	1924
Gross SqFt	35,280	23,750	27,048	50,400
Estimated Gross Income	\$534,845	\$444,600	\$410,168	\$637,903
Gross Income per SqFt	\$15.16	\$18.72	\$15.16	\$12.66
Estimated Expense	\$277,654	\$213,513	\$189,596	\$319,795
Expense SqFt	\$7.87	\$8.99	\$7.01	\$6.35
Net Operating Income	\$257,191	\$231,087	\$220,572	\$318,108
Full Market Value	\$1,768,000	\$1,661,000	\$1,516,000	\$1,947,000
Market Value per SqFt	\$50.11	\$69.94	\$56.05	\$38.63
Distance from Cooperative in miles		0.24	0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05938-0047	3-05872-0007	3-05938-0040	
Address	7520 RIDGE BOULEVARD	315 OVINGTON AVENUE	7502 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	44	102	59	
Year Built	1956	1962	1936	
Gross SqFt	53,550	76,686	50,400	
Estimated Gross Income	\$806,463	\$1,241,803	\$719,307	
Gross Income per SqFt	\$15.06	\$16.19	\$14.27	
Estimated Expense	\$309,519	\$566,874	\$399,964	
Expense SqFt	\$5.78	\$7.39	\$7.94	
Net Operating Income	\$496,944	\$674,929	\$319,343	
Full Market Value	\$3,418,000	\$4,596,000	\$2,213,000	
Market Value per SqFt	\$63.83	\$59.93	\$43.91	
Distance from Cooperative in miles		0.41	0.00	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05939-0006	3-05938-0040	3-05927-0043	3-05872-0071
Address	7501 RIDGE BOULEVARD	7502 RIDGE BOULEVARD	7420 RIDGE BOULEVARD	321 OVINGTON AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	59	84	118
Year Built	1927	1936	1930	1928
Gross SqFt	78,000	50,400	89,628	92,224
Estimated Gross Income	\$1,113,060	\$719,307	\$1,179,282	\$1,461,596
Gross Income per SqFt	\$14.27	\$14.27	\$13.16	\$15.85
Estimated Expense	\$460,200	\$399,964	\$621,071	\$647,031
Expense SqFt	\$5.90	\$7.94	\$6.93	\$7.02
Net Operating Income	\$652,860	\$319,343	\$558,211	\$814,565
Full Market Value	\$4,524,000	\$2,213,000	\$3,421,000	\$5,567,000
Market Value per SqFt	\$58.00	\$43.91	\$38.17	\$60.36
Distance from Cooperative in miles		0.15	0.16	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05951-0001	3-05961-0001	3-05872-0007	
Address	7609 4 AVENUE	7721 4 AVENUE	315 OVINGTON AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	82	41	102	
Year Built	1927	1921	1962	
Gross SqFt	63,522	23,750	76,686	
Estimated Gross Income	\$1,109,094	\$444,600	\$1,241,803	
Gross Income per SqFt	\$17.46	\$18.72	\$16.19	
Estimated Expense	\$545,019	\$213,513	\$566,874	
Expense SqFt	\$8.58	\$8.99	\$7.39	
Net Operating Income	\$564,075	\$231,087	\$674,929	
Full Market Value	\$4,070,000	\$1,661,000	\$4,596,000	
Market Value per SqFt	\$64.07	\$69.94	\$59.93	
Distance from Cooperative in miles		0.05	0.40	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05970-0018	3-05940-0030	3-05917-0049	
Address	430 78 STREET	360 BAY RIDGE PARKWAY	265 74 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	23	27	26	
Year Built	1927	1921	1926	
Gross SqFt	21,120	19,560	22,400	
Estimated Gross Income	\$329,683	\$349,524	\$299,040	
Gross Income per SqFt	\$15.61	\$17.87	\$13.35	
Estimated Expense	\$145,306	\$171,032	\$112,448	
Expense SqFt	\$6.88	\$8.74	\$5.02	
Net Operating Income	\$184,377	\$178,492	\$186,592	
Full Market Value	\$1,262,000	\$1,287,000	\$841,000	
Market Value per SqFt	\$59.75	\$65.80	\$37.54	
Distance from Cooperative in miles		0.24	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05972-0001	3-05983-0001	3-05979-0014	3-06035-0006
Address	601 79 STREET	901 80 STREET	314 79 STREET	402 85 STREET
Neighborhood	BAY RIDGE	DYKER HEIGHTS	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	115	83	60	67
Year Built	1940	1931	1928	1927
Gross SqFt	132,000	73,000	50,000	52,008
Estimated Gross Income	\$1,739,760	\$1,055,580	\$659,086	\$674,544
Gross Income per SqFt	\$13.18	\$14.46	\$13.18	\$12.97
Estimated Expense	\$733,920	\$570,130	\$278,220	\$364,056
Expense SqFt	\$5.56	\$7.81	\$5.56	\$7.00
Net Operating Income	\$1,005,840	\$485,450	\$380,866	\$310,488
Full Market Value	\$6,686,000	\$3,359,000	\$2,532,000	\$2,070,000
Market Value per SqFt	\$50.65	\$46.01	\$50.64	\$39.80
Distance from Cooperative in miles		0.22	0.43	0.38

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05979-0046	3-06034-0041	3-05961-0001	3-06026-0001
Address	7914 4 AVENUE	8502 4 AVENUE	7721 4 AVENUE	8415 4 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	76	55	41	112
Year Built	1923	1925	1921	1926
Gross SqFt	50,310	64,000	23,750	81,000
Estimated Gross Income	\$941,803	\$1,208,320	\$444,600	\$1,284,660
Gross Income per SqFt	\$18.72	\$18.88	\$18.72	\$15.86
Estimated Expense	\$475,933	\$567,680	\$213,513	\$642,330
Expense SqFt	\$9.46	\$8.87	\$8.99	\$7.93
Net Operating Income	\$465,870	\$640,640	\$231,087	\$642,330
Full Market Value	\$3,348,000	\$3,850,000	\$1,661,000	\$4,389,000
Market Value per SqFt	\$66.55	\$60.16	\$69.94	\$54.19
Distance from Cooperative in miles		0.31	0.17	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-05998-0001	3-06034-0041	3-05961-0001	3-06036-0037
Address	8105 4 AVENUE	8502 4 AVENUE	7721 4 AVENUE	8520 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	66	55	41	75
Year Built	1954	1925	1921	1930
Gross SqFt	50,381	64,000	23,750	68,088
Estimated Gross Income	\$943,132	\$1,208,320	\$444,600	\$1,122,771
Gross Income per SqFt	\$18.72	\$18.88	\$18.72	\$16.49
Estimated Expense	\$476,604	\$567,680	\$213,513	\$572,620
Expense SqFt	\$9.46	\$8.87	\$8.99	\$8.41
Net Operating Income	\$466,528	\$640,640	\$231,087	\$550,151
Full Market Value	\$3,353,000	\$3,850,000	\$1,661,000	\$3,983,000
Market Value per SqFt	\$66.55	\$60.16	\$69.94	\$58.50
Distance from Cooperative in miles		0.23	0.21	0.29

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06027-0031	3-06034-0041	3-06021-0046	
Address	580 84 STREET	8502 4 AVENUE	915 84 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	DYKER HEIGHTS	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	72	55	35	
Year Built	1954	1925	1931	
Gross SqFt	59,000	64,000	26,000	
Estimated Gross Income	\$1,063,770	\$1,208,320	\$446,420	
Gross Income per SqFt	\$18.03	\$18.88	\$17.17	
Estimated Expense	\$284,970	\$567,680	\$227,760	
Expense SqFt	\$4.83	\$8.87	\$8.76	
Net Operating Income	\$778,800	\$640,640	\$218,660	
Full Market Value	\$5,611,000	\$3,850,000	\$1,496,000	
Market Value per SqFt	\$95.10	\$60.16	\$57.54	
Distance from Cooperative in miles		0.30	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06040-0001	3-06083-0001	3-06083-0041	3-06083-0052
Address	8701 SHORE ROAD	9101 SHORE ROAD	9108 COLONIAL ROAD	55 92 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	174	174	69	42
Year Built	1932	1961	1949	1936
Gross SqFt	222,786	232,900	66,800	45,756
Estimated Gross Income	\$3,090,042	\$3,230,323	\$1,156,976	\$582,016
Gross Income per SqFt	\$13.87	\$13.87	\$17.32	\$12.72
Estimated Expense	\$1,265,424	\$1,616,326	\$578,488	\$320,292
Expense SqFt	\$5.68	\$6.94	\$8.66	\$7.00
Net Operating Income	\$1,824,618	\$1,613,997	\$578,488	\$261,724
Full Market Value	\$10,263,000	\$10,637,000	\$4,176,000	\$1,749,000
Market Value per SqFt	\$46.07	\$45.67	\$62.51	\$38.22
Distance from Cooperative in miles		0.23	0.23	0.23

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06044-0072	3-06043-0038	3-06017-0001	3-06044-0007
Address	315 87 STREET	8602 3 AVENUE	8321 3 AVENUE	302 86 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	15	20	10
Year Built	1927	1923	1926	1925
Gross SqFt	14,500	10,600	12,580	5,760
Estimated Gross Income	\$268,250	\$225,038	\$232,669	\$118,679
Gross Income per SqFt	\$18.50	\$21.23	\$18.50	\$20.60
Estimated Expense	\$130,065	\$103,456	\$112,891	\$40,176
Expense SqFt	\$8.97	\$9.76	\$8.97	\$6.98
Net Operating Income	\$138,185	\$121,582	\$119,778	\$78,503
Full Market Value	\$994,000	\$892,000	\$861,000	\$949,000
Market Value per SqFt	\$68.55	\$84.15	\$68.44	\$164.76
Distance from Cooperative in miles		0.15	0.17	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06052-0039	3-06110-0052	3-06068-0022	
Address	8638 FT HAMILTON PARKWAY	9330 FT HAMILTON PARKWAY	55 GELSTON AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	64	48	76	
Year Built	1959	1955	1960	
Gross SqFt	36,468	32,400	46,332	
Estimated Gross Income	\$693,257	\$616,715	\$879,381	
Gross Income per SqFt	\$19.01	\$19.03	\$18.98	
Estimated Expense	\$319,095	\$268,203	\$413,281	
Expense SqFt	\$8.75	\$8.28	\$8.92	
Net Operating Income	\$374,162	\$348,512	\$466,100	
Full Market Value	\$2,685,000	\$2,501,000	\$3,345,000	
Market Value per SqFt	\$73.63	\$77.19	\$72.20	
Distance from Cooperative in miles		0.30	0.09	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06078-0031	3-06083-0041	3-06083-0052	3-06060-0032
Address	8901 NARROWS AVENUE	9108 COLONIAL ROAD	55 92 STREET	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	69	42	48
Year Built	1950	1949	1936	1935
Gross SqFt	61,026	66,800	45,756	46,488
Estimated Gross Income	\$979,467	\$1,156,976	\$582,016	\$746,132
Gross Income per SqFt	\$16.05	\$17.32	\$12.72	\$16.05
Estimated Expense	\$469,900	\$578,488	\$320,292	\$358,422
Expense SqFt	\$7.70	\$8.66	\$7.00	\$7.71
Net Operating Income	\$509,567	\$578,488	\$261,724	\$387,710
Full Market Value	\$3,474,000	\$4,176,000	\$1,749,000	\$2,643,000
Market Value per SqFt	\$56.93	\$62.51	\$38.22	\$56.85
Distance from Cooperative in miles		0.08	0.08	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06090-0005	3-06052-0021	3-06069-0013	3-06103-0031
Address	9031 FT HAMILTON PARKWAY	8602 FT HAMILTON PARKWAY	8829 FT HAMILTON PARKWAY	380 92 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	70	77	139	60
Year Built	1927	1927	1927	1928
Gross SqFt	61,176	68,000	96,952	61,800
Estimated Gross Income	\$815,000	\$1,002,215	\$1,749,014	\$829,974
Gross Income per SqFt	\$13.32	\$14.74	\$18.04	\$13.43
Estimated Expense	\$191,688	\$520,229	\$874,507	\$431,364
Expense SqFt	\$3.13	\$7.65	\$9.02	\$6.98
Net Operating Income	\$623,312	\$481,986	\$874,507	\$398,610
Full Market Value	\$4,137,000	\$3,326,000	\$6,301,000	\$2,641,000
Market Value per SqFt	\$67.62	\$48.91	\$64.99	\$42.73
Distance from Cooperative in miles		0.20	0.10	0.28

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06099-0047	3-06099-0010	3-06083-0052	3-06100-0039
Address	2 MARINE AVENUE	9229 SHORE ROAD	55 92 STREET	67 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	30	42	26
Year Built	1928	1931	1936	1931
Gross SqFt	41,238	48,576	45,756	21,600
Estimated Gross Income	\$461,281	\$586,320	\$582,016	\$327,630
Gross Income per SqFt	\$11.19	\$12.07	\$12.72	\$15.17
Estimated Expense	\$136,220	\$342,732	\$320,292	\$150,606
Expense SqFt	\$3.30	\$7.06	\$7.00	\$6.97
Net Operating Income	\$325,061	\$243,588	\$261,724	\$177,024
Full Market Value	\$2,095,000	\$1,550,000	\$1,749,000	\$1,217,000
Market Value per SqFt	\$50.80	\$31.91	\$38.22	\$56.34
Distance from Cooperative in miles		0.00	0.08	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06099-0051	3-06104-0004	3-06083-0041	3-06100-0006
Address	61 OLIVER STREET	9303 SHORE ROAD	9108 COLONIAL ROAD	9269 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	70	69	48
Year Built	1954	1957	1949	1936
Gross SqFt	120,000	81,200	66,800	67,488
Estimated Gross Income	\$1,343,641	\$1,237,488	\$1,156,976	\$825,378
Gross Income per SqFt	\$11.20	\$15.24	\$17.32	\$12.23
Estimated Expense	\$394,220	\$630,924	\$578,488	\$437,997
Expense SqFt	\$3.29	\$7.77	\$8.66	\$6.49
Net Operating Income	\$949,421	\$606,564	\$578,488	\$387,381
Full Market Value	\$6,119,000	\$4,167,000	\$4,176,000	\$2,458,000
Market Value per SqFt	\$50.99	\$51.32	\$62.51	\$36.42
Distance from Cooperative in miles		0.11	0.08	0.06

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06104-0001	3-06129-0001	3-06083-0041	3-06100-0028
Address	9323 SHORE ROAD	9747 SHORE ROAD	9108 COLONIAL ROAD	28 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	60	69	83
Year Built	1961	1935	1949	1926
Gross SqFt	74,702	71,346	66,800	64,800
Estimated Gross Income	\$1,293,839	\$1,140,823	\$1,156,976	\$1,167,869
Gross Income per SqFt	\$17.32	\$15.99	\$17.32	\$18.02
Estimated Expense	\$455,682	\$547,937	\$578,488	\$465,667
Expense SqFt	\$6.10	\$7.68	\$8.66	\$7.19
Net Operating Income	\$838,157	\$592,886	\$578,488	\$702,202
Full Market Value	\$6,050,000	\$4,045,000	\$4,176,000	\$5,060,000
Market Value per SqFt	\$80.99	\$56.70	\$62.51	\$78.09
Distance from Cooperative in miles		0.26	0.18	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06115-0001	3-06111-0057	3-06047-0031	
Address	9437 SHORE ROAD	9480 RIDGE BOULEVARD	8708 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	55	63	78	
Year Built	1940	1960	1927	
Gross SqFt	57,600	57,567	62,556	
Estimated Gross Income	\$1,025,280	\$1,035,372	\$1,128,510	
Gross Income per SqFt	\$17.80	\$17.99	\$18.04	
Estimated Expense	\$512,640	\$406,249	\$564,255	
Expense SqFt	\$8.90	\$7.06	\$9.02	
Net Operating Income	\$512,640	\$629,123	\$564,255	
Full Market Value	\$3,696,000	\$4,290,000	\$4,066,000	
Market Value per SqFt	\$64.17	\$74.52	\$65.00	
Distance from Cooperative in miles		0.05	0.43	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06122-0001	3-06130-0001	3-06123-0038	3-06134-0038
Address	302 96 STREET	303 99 STREET	450 95 STREET	317 100 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	58	72	83
Year Built	1951	1961	1930	1962
Gross SqFt	120,846	50,741	61,818	53,736
Estimated Gross Income	\$1,410,941	\$706,510	\$1,003,306	\$805,421
Gross Income per SqFt	\$11.68	\$13.92	\$16.23	\$14.99
Estimated Expense	\$437,912	\$207,068	\$481,562	\$414,923
Expense SqFt	\$3.62	\$4.08	\$7.79	\$7.72
Net Operating Income	\$973,029	\$499,442	\$521,744	\$390,498
Full Market Value	\$6,226,000	\$2,354,000	\$3,344,000	\$2,431,000
Market Value per SqFt	\$51.52	\$46.39	\$54.09	\$45.24
Distance from Cooperative in miles		0.11	0.13	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06123-0049	3-06123-0038	3-06107-0029	3-06137-0045
Address	9524 FT HAMILTON PARKWAY	450 95 STREET	364 93 STREET	343 101 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	72	83	73
Year Built	1928	1930	1928	1931
Gross SqFt	47,842	61,818	57,024	51,000
Estimated Gross Income	\$658,306	\$1,003,306	\$961,995	\$708,278
Gross Income per SqFt	\$13.76	\$16.23	\$16.87	\$13.89
Estimated Expense	\$329,153	\$481,562	\$490,977	\$346,930
Expense SqFt	\$6.88	\$7.79	\$8.61	\$6.80
Net Operating Income	\$329,153	\$521,744	\$471,018	\$361,348
Full Market Value	\$2,172,000	\$3,344,000	\$3,407,000	\$2,381,000
Market Value per SqFt	\$45.40	\$54.09	\$59.75	\$46.69
Distance from Cooperative in miles		0.00	0.21	0.25

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06125-0001	3-06116-0041	3-06114-0001	3-06133-0001
Address	185 MARINE AVENUE	245 96 STREET	9415 3 AVENUE	9937 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	58	54	76	48
Year Built	1927	1930	1928	1931
Gross SqFt	52,140	44,766	52,020	60,822
Estimated Gross Income	\$710,483	\$526,448	\$622,573	\$830,504
Gross Income per SqFt	\$13.63	\$11.76	\$11.97	\$13.65
Estimated Expense	\$200,917	\$289,188	\$318,529	\$401,811
Expense SqFt	\$3.85	\$6.46	\$6.12	\$6.61
Net Operating Income	\$509,566	\$237,260	\$304,044	\$428,693
Full Market Value	\$3,369,000	\$1,517,000	\$1,937,000	\$2,834,000
Market Value per SqFt	\$64.61	\$33.89	\$37.24	\$46.59
Distance from Cooperative in miles		0.11	0.16	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06126-0041	3-06123-0038	3-06120-0029	3-06137-0045
Address	351 MARINE AVENUE	450 95 STREET	128 MARINE AVENUE	343 101 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	107	72	80	73
Year Built	1931	1930	1926	1931
Gross SqFt	112,829	61,818	84,000	51,000
Estimated Gross Income	\$1,230,755	\$1,003,306	\$1,291,920	\$708,278
Gross Income per SqFt	\$10.91	\$16.23	\$15.38	\$13.89
Estimated Expense	\$417,677	\$481,562	\$658,560	\$346,930
Expense SqFt	\$3.70	\$7.79	\$7.84	\$6.80
Net Operating Income	\$813,078	\$521,744	\$633,360	\$361,348
Full Market Value	\$5,032,000	\$3,344,000	\$4,346,000	\$2,381,000
Market Value per SqFt	\$44.60	\$54.09	\$51.74	\$46.69
Distance from Cooperative in miles		0.14	0.23	0.15

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06126-0052	3-06130-0006	3-06126-0001	3-06131-0024
Address	325 MARINE AVENUE	302 MARINE AVENUE	9727 3 AVENUE	402 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	48	43	17	44
Year Built	1926	1926	1926	1926
Gross SqFt	45,540	35,884	14,628	40,800
Estimated Gross Income	\$439,991	\$377,859	\$160,136	\$544,597
Gross Income per SqFt	\$9.66	\$10.53	\$10.95	\$13.35
Estimated Expense	\$109,894	\$219,251	\$87,354	\$273,549
Expense SqFt	\$2.41	\$6.11	\$5.97	\$6.70
Net Operating Income	\$330,097	\$158,608	\$72,782	\$271,048
Full Market Value	\$1,956,000	\$932,000	\$438,000	\$1,798,000
Market Value per SqFt	\$42.95	\$25.97	\$29.94	\$44.07
Distance from Cooperative in miles		0.06	0.00	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06129-0004	3-06069-0013	3-05872-0071	
Address	9801 SHORE ROAD	8829 FT HAMILTON PARKWAY	321 OVINGTON AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	99	139	118	
Year Built	1957	1927	1928	
Gross SqFt	103,200	96,952	92,224	
Estimated Gross Income	\$1,771,718	\$1,749,014	\$1,461,596	
Gross Income per SqFt	\$17.17	\$18.04	\$15.85	
Estimated Expense	\$618,402	\$874,507	\$647,031	
Expense SqFt	\$5.99	\$9.02	\$7.02	
Net Operating Income	\$1,153,316	\$874,507	\$814,565	
Full Market Value	\$8,334,000	\$6,301,000	\$5,567,000	
Market Value per SqFt	\$80.76	\$64.99	\$60.36	
Distance from Cooperative in miles		0.66	1.50	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06129-0012	3-06034-0060	3-06069-0013	
Address	9701 SHORE ROAD	345 86 STREET	8829 FT HAMILTON PARKWAY	
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	91	130	139	
Year Built	1935	1929	1927	
Gross SqFt	114,764	97,092	96,952	
Estimated Gross Income	\$1,916,559	\$1,491,128	\$1,749,014	
Gross Income per SqFt	\$16.70	\$15.36	\$18.04	
Estimated Expense	\$862,451	\$790,894	\$874,507	
Expense SqFt	\$7.51	\$8.15	\$9.02	
Net Operating Income	\$1,054,108	\$700,234	\$874,507	
Full Market Value	\$7,627,000	\$4,806,000	\$6,301,000	
Market Value per SqFt	\$66.46	\$49.50	\$64.99	
Distance from Cooperative in miles		0.71	0.66	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06137-0200	3-06130-0006	3-06131-0024	3-06138-0047
Address	302 101 STREET	302 MARINE AVENUE	402 MARINE AVENUE	425 101 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	80	43	44	24
Year Built	1983	1926	1926	1931
Gross SqFt	54,432	35,884	40,800	16,600
Estimated Gross Income	\$501,788	\$377,859	\$544,597	\$231,724
Gross Income per SqFt	\$9.22	\$10.53	\$13.35	\$13.96
Estimated Expense	\$142,502	\$219,251	\$273,549	\$110,960
Expense SqFt	\$2.62	\$6.11	\$6.70	\$6.68
Net Operating Income	\$359,286	\$158,608	\$271,048	\$120,764
Full Market Value	\$2,101,000	\$932,000	\$1,798,000	\$789,000
Market Value per SqFt	\$38.60	\$25.97	\$44.07	\$47.53
Distance from Cooperative in miles		0.14	0.17	0.11

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06138-9001	3-06124-0028	3-06114-0006	3-06120-0046
Address	10031 4 AVENUE	150 MARINE AVENUE	310 94 STREET	125 96 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	30	50	74	58
Year Built	1985	1958	1928	1963
Gross SqFt	21,725	40,500	48,000	43,182
Estimated Gross Income	\$441,452	\$822,960	\$905,280	\$696,957
Gross Income per SqFt	\$20.32	\$20.32	\$18.86	\$16.14
Estimated Expense	\$146,427	\$370,170	\$434,880	\$334,661
Expense SqFt	\$6.74	\$9.14	\$9.06	\$7.75
Net Operating Income	\$295,025	\$452,790	\$470,400	\$362,296
Full Market Value	\$2,108,000	\$3,235,000	\$3,380,000	\$2,024,000
Market Value per SqFt	\$97.03	\$79.88	\$70.42	\$46.87
Distance from Cooperative in miles		0.33	0.35	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06175-0036	3-06595-0001	3-06597-0045	3-06553-0006
Address	7000 BAY PARKWAY	7201 BAY PARKWAY	135 AVENUE P	6401 BAY PARKWAY
Neighborhood	BENSONHURST	GRAVESEND	GRAVESEND	BOROUGH PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	102	59	65	50
Year Built	1959	1934	1931	1935
Gross SqFt	108,000	53,880	69,000	48,000
Estimated Gross Income	\$1,247,400	\$609,922	\$797,151	\$694,305
Gross Income per SqFt	\$11.55	\$11.32	\$11.55	\$14.46
Estimated Expense	\$557,280	\$353,992	\$298,328	\$424,568
Expense SqFt	\$5.16	\$6.57	\$4.32	\$8.85
Net Operating Income	\$690,120	\$255,930	\$498,823	\$269,737
Full Market Value	\$4,425,000	\$1,647,000	\$2,112,000	\$1,738,000
Market Value per SqFt	\$40.97	\$30.57	\$30.61	\$36.21
Distance from Cooperative in miles		0.18	0.21	0.34

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06252-0042	3-06253-0001	3-06219-0029	3-06621-0006
Address	7714 BAY PARKWAY	7705 BAY PARKWAY	7402 BAY PARKWAY	1602 WEST 10 STREET
Neighborhood	BENSONHURST	BENSONHURST	BENSONHURST	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	62	65	47
Year Built	1937	1953	1928	1931
Gross SqFt	48,000	65,220	75,000	45,600
Estimated Gross Income	\$593,280	\$783,661	\$926,680	\$581,924
Gross Income per SqFt	\$12.36	\$12.02	\$12.36	\$12.76
Estimated Expense	\$252,960	\$423,185	\$395,026	\$302,738
Expense SqFt	\$5.27	\$6.49	\$5.27	\$6.64
Net Operating Income	\$340,320	\$360,476	\$531,654	\$279,186
Full Market Value	\$2,155,000	\$2,295,000	\$3,367,000	\$1,694,000
Market Value per SqFt	\$44.90	\$35.19	\$44.89	\$37.15
Distance from Cooperative in miles		0.11	0.16	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06286-0043	3-06316-0059	3-06240-0037	3-06335-0029
Address	1973 81 STREET	1935 83 STREET	7602 21 AVENUE	2160 84 STREET
Neighborhood	BENSONHURST	BENSONHURST	BENSONHURST	BENSONHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	48	84	53
Year Built	1926	1938	1930	1939
Gross SqFt	48,000	50,400	108,000	52,500
Estimated Gross Income	\$493,440	\$554,904	\$1,132,089	\$539,700
Gross Income per SqFt	\$10.28	\$11.01	\$10.48	\$10.28
Estimated Expense	\$264,000	\$304,920	\$657,148	\$323,925
Expense SqFt	\$5.50	\$6.05	\$6.08	\$6.17
Net Operating Income	\$229,440	\$249,984	\$474,941	\$215,775
Full Market Value	\$1,428,000	\$1,545,000	\$2,717,000	\$1,343,000
Market Value per SqFt	\$29.75	\$30.65	\$25.16	\$25.58
Distance from Cooperative in miles		0.10	0.25	0.35

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06299-0043	3-06335-0001	3-06287-0036	3-06319-0006
Address	2155 82 STREET	2101 85 STREET	8002 21 AVENUE	8201 BAY PARKWAY
Neighborhood	BENSONHURST	BENSONHURST	BENSONHURST	BENSONHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	72	59	48
Year Built	1962	1927	1927	1927
Gross SqFt	78,684	62,400	54,600	48,000
Estimated Gross Income	\$1,010,303	\$839,280	\$701,111	\$490,080
Gross Income per SqFt	\$12.84	\$13.45	\$12.84	\$10.21
Estimated Expense	\$522,462	\$436,176	\$362,799	\$294,240
Expense SqFt	\$6.64	\$6.99	\$6.64	\$6.13
Net Operating Income	\$487,841	\$403,104	\$338,312	\$195,840
Full Market Value	\$3,257,000	\$1,848,000	\$2,057,000	\$1,144,000
Market Value per SqFt	\$41.39	\$29.62	\$37.67	\$23.83
Distance from Cooperative in miles		0.15	0.15	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06316-0006	3-06316-0059	3-06287-0036	3-06315-0034
Address	8201 19 AVENUE	1935 83 STREET	8002 21 AVENUE	8210 19 AVENUE
Neighborhood	BENSONHURST	BENSONHURST	BENSONHURST	BENSONHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	48	59	53
Year Built	1927	1938	1927	1939
Gross SqFt	54,000	50,400	54,600	46,200
Estimated Gross Income	\$493,365	\$554,904	\$701,111	\$578,044
Gross Income per SqFt	\$9.14	\$11.01	\$12.84	\$12.51
Estimated Expense	\$197,732	\$304,920	\$362,799	\$303,646
Expense SqFt	\$3.66	\$6.05	\$6.64	\$6.57
Net Operating Income	\$295,633	\$249,984	\$338,312	\$274,398
Full Market Value	\$1,760,000	\$1,545,000	\$2,057,000	\$1,749,000
Market Value per SqFt	\$32.59	\$30.65	\$37.67	\$37.86
Distance from Cooperative in miles		0.00	0.18	0.14

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06379-0050	3-06378-0019	3-06381-0017	3-06441-0001
Address	30 BAY 29 STREET	8635 21 AVENUE	8645 BAY PARKWAY	8800 20 AVENUE
Neighborhood	BATH BEACH	BATH BEACH	GRAVESEND	BATH BEACH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	121	101	122
Year Built	1960	1962	1950	1960
Gross SqFt	120,440	109,640	119,279	112,712
Estimated Gross Income	\$1,203,923	\$1,663,239	\$1,137,819	\$1,579,095
Gross Income per SqFt	\$10.00	\$15.17	\$9.54	\$14.01
Estimated Expense	\$415,517	\$847,517	\$615,871	\$790,111
Expense SqFt	\$3.45	\$7.73	\$5.16	\$7.01
Net Operating Income	\$788,406	\$815,722	\$521,948	\$788,984
Full Market Value	\$4,922,000	\$5,607,000	\$2,915,000	\$5,191,000
Market Value per SqFt	\$40.87	\$51.14	\$24.44	\$46.06
Distance from Cooperative in miles		0.05	0.10	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06379-0065	3-06379-0021	3-06381-0033	3-06414-0001
Address	54 BAY 29 STREET	45 BAY 28 STREET	8611 BAY PARKWAY	8758 BAY PARKWAY
Neighborhood	BATH BEACH	BATH BEACH	GRAVESEND	BATH BEACH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	32	25	27	37
Year Built	1926	1926	1924	1926
Gross SqFt	34,000	18,140	21,000	30,344
Estimated Gross Income	\$377,090	\$238,874	\$245,246	\$464,567
Gross Income per SqFt	\$11.09	\$13.17	\$11.68	\$15.31
Estimated Expense	\$94,405	\$81,804	\$141,546	\$236,683
Expense SqFt	\$2.78	\$4.51	\$6.74	\$7.80
Net Operating Income	\$282,685	\$157,070	\$103,700	\$227,884
Full Market Value	\$1,744,000	\$1,044,000	\$664,000	\$1,144,000
Market Value per SqFt	\$51.29	\$57.55	\$31.62	\$37.70
Distance from Cooperative in miles		0.00	0.10	0.16

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06439-0052	3-06439-0046	3-06447-0046	3-06435-0014
Address	208 BAY 22 STREET	194 BAY 22 STREET	8806 BAY PARKWAY	199 BAY 17 STREET
Neighborhood	BATH BEACH	BATH BEACH	BATH BEACH	BATH BEACH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16	26
Year Built	1916	1916	1927	1928
Gross SqFt	13,940	13,940	13,000	24,000
Estimated Gross Income	\$174,477	\$180,523	\$175,761	\$324,439
Gross Income per SqFt	\$12.52	\$12.95	\$13.52	\$13.52
Estimated Expense	\$67,924	\$97,441	\$83,825	\$117,583
Expense SqFt	\$4.87	\$6.99	\$6.45	\$4.90
Net Operating Income	\$106,553	\$83,082	\$91,936	\$206,856
Full Market Value	\$674,000	\$554,000	\$599,000	\$1,369,000
Market Value per SqFt	\$48.35	\$39.74	\$46.08	\$57.04
Distance from Cooperative in miles		0.00	0.39	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06480-0006	3-06461-0036	3-06399-0072	3-06367-0037
Address	8988 15 AVENUE	1662 CROPSY AVENUE	8754 17 AVENUE	8609 BAY 16 STREET
Neighborhood	BATH BEACH	BATH BEACH	BATH BEACH	BATH BEACH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	54	48	16	32
Year Built	1950	1926	1914	1924
Gross SqFt	46,730	42,720	16,192	24,710
Estimated Gross Income	\$511,226	\$422,895	\$218,916	\$277,740
Gross Income per SqFt	\$10.94	\$9.90	\$13.52	\$11.24
Estimated Expense	\$269,165	\$232,730	\$113,830	\$161,109
Expense SqFt	\$5.76	\$5.45	\$7.03	\$6.52
Net Operating Income	\$242,061	\$190,165	\$105,086	\$116,631
Full Market Value	\$1,188,000	\$1,125,000	\$696,000	\$751,000
Market Value per SqFt	\$25.42	\$26.33	\$42.98	\$30.39
Distance from Cooperative in miles		0.34	0.52	0.70

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06485-0003	3-06461-0036	3-06399-0072	3-06367-0037
Address	1511 INDEPENDENCE AVENUE	1662 CROPSEY AVENUE	8754 17 AVENUE	8609 BAY 16 STREET
Neighborhood	BATH BEACH	BATH BEACH	BATH BEACH	BATH BEACH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	134	48	16	32
Year Built	1950	1926	1914	1924
Gross SqFt	113,700	42,720	16,192	24,710
Estimated Gross Income	\$1,373,496	\$422,895	\$218,916	\$277,740
Gross Income per SqFt	\$12.08	\$9.90	\$13.52	\$11.24
Estimated Expense	\$741,324	\$232,730	\$113,830	\$161,109
Expense SqFt	\$6.52	\$5.45	\$7.03	\$6.52
Net Operating Income	\$632,172	\$190,165	\$105,086	\$116,631
Full Market Value	\$4,022,000	\$1,125,000	\$696,000	\$751,000
Market Value per SqFt	\$35.37	\$26.33	\$42.98	\$30.39
Distance from Cooperative in miles		0.24	0.46	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06494-0051	3-06494-0037	3-06503-0051	3-06511-0001
Address	763 OCEAN PARKWAY	785 OCEAN PARKWAY	505 ELMWOOD AVENUE	800 AVENUE H
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	124	60	65	67
Year Built	1937	1951	1938	1938
Gross SqFt	138,600	62,485	71,500	77,400
Estimated Gross Income	\$1,460,844	\$841,459	\$844,135	\$815,763
Gross Income per SqFt	\$10.54	\$13.47	\$11.81	\$10.54
Estimated Expense	\$795,564	\$458,010	\$464,079	\$443,898
Expense SqFt	\$5.74	\$7.33	\$6.49	\$5.74
Net Operating Income	\$665,280	\$383,449	\$380,056	\$371,865
Full Market Value	\$4,131,000	\$1,936,000	\$2,288,000	\$2,112,000
Market Value per SqFt	\$29.81	\$30.98	\$32.00	\$27.29
Distance from Cooperative in miles		0.00	0.12	0.17

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06495-0001	3-06503-0051	3-05421-0006	3-05423-0049
Address	855 EAST 7 STREET	505 ELMWOOD AVENUE	665 OCEAN PARKWAY	716 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	65	53	47
Year Built	1963	1938	1931	1931
Gross SqFt	123,271	71,500	55,500	54,500
Estimated Gross Income	\$1,455,831	\$844,135	\$646,997	\$525,469
Gross Income per SqFt	\$11.81	\$11.81	\$11.66	\$9.64
Estimated Expense	\$554,720	\$464,079	\$346,669	\$239,848
Expense SqFt	\$4.50	\$6.49	\$6.25	\$4.40
Net Operating Income	\$901,111	\$380,056	\$300,328	\$285,621
Full Market Value	\$5,756,000	\$2,288,000	\$1,782,000	\$1,693,000
Market Value per SqFt	\$46.69	\$32.00	\$32.11	\$31.06
Distance from Cooperative in miles		0.17	0.18	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06498-0068	3-06513-0073	3-06494-0037	3-05421-0006
Address	759 EAST 10 STREET	829 EAST 10 STREET	785 OCEAN PARKWAY	665 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	59	60	53
Year Built	1958	1938	1951	1931
Gross SqFt	67,142	64,200	62,485	55,500
Estimated Gross Income	\$782,876	\$654,036	\$841,459	\$646,997
Gross Income per SqFt	\$11.66	\$10.19	\$13.47	\$11.66
Estimated Expense	\$328,324	\$369,828	\$458,010	\$346,669
Expense SqFt	\$4.89	\$5.76	\$7.33	\$6.25
Net Operating Income	\$454,552	\$284,208	\$383,449	\$300,328
Full Market Value	\$2,911,000	\$1,694,000	\$1,936,000	\$1,782,000
Market Value per SqFt	\$43.36	\$26.39	\$30.98	\$32.11
Distance from Cooperative in miles		0.18	0.21	0.22

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06503-0030	3-06494-0037	3-05423-0049	3-05420-0058
Address	820 OCEAN PARKWAY	785 OCEAN PARKWAY	716 OCEAN PARKWAY	682 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	132	60	47	41
Year Built	1961	1951	1931	1931
Gross SqFt	144,060	62,485	54,500	40,800
Estimated Gross Income	\$1,603,388	\$841,459	\$525,469	\$454,165
Gross Income per SqFt	\$11.13	\$13.47	\$9.64	\$11.13
Estimated Expense	\$828,345	\$458,010	\$239,848	\$230,988
Expense SqFt	\$5.75	\$7.33	\$4.40	\$5.66
Net Operating Income	\$775,043	\$383,449	\$285,621	\$223,177
Full Market Value	\$4,783,000	\$1,936,000	\$1,693,000	\$1,254,000
Market Value per SqFt	\$33.20	\$30.98	\$31.06	\$30.74
Distance from Cooperative in miles		0.12	0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06510-0001	3-05428-0039	3-06637-0019	
Address	840 EAST 8 STREET	777 FOSTER AVENUE	1628 OCEAN PARKWAY	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	168	104	123	
Year Built	1953	1958	1928	
Gross SqFt	180,000	103,450	109,200	
Estimated Gross Income	\$2,535,715	\$1,543,817	\$1,437,936	
Gross Income per SqFt	\$14.09	\$14.92	\$13.17	
Estimated Expense	\$1,266,750	\$674,090	\$798,718	
Expense SqFt	\$7.04	\$6.52	\$7.31	
Net Operating Income	\$1,268,965	\$869,727	\$639,218	
Full Market Value	\$8,806,000	\$5,993,000	\$4,250,000	
Market Value per SqFt	\$48.92	\$57.93	\$38.92	
Distance from Cooperative in miles		0.23	1.36	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06518-0005	3-06494-0037	3-06511-0001	3-06512-0075
Address	902 OCEAN PARKWAY	785 OCEAN PARKWAY	800 AVENUE H	825 EAST 9 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	60	67	54
Year Built	1949	1951	1938	1937
Gross SqFt	64,200	62,485	77,400	60,000
Estimated Gross Income	\$679,105	\$841,459	\$815,763	\$598,482
Gross Income per SqFt	\$10.58	\$13.47	\$10.54	\$9.97
Estimated Expense	\$379,522	\$458,010	\$443,898	\$318,097
Expense SqFt	\$5.91	\$7.33	\$5.74	\$5.30
Net Operating Income	\$299,583	\$383,449	\$371,865	\$280,385
Full Market Value	\$1,860,000	\$1,936,000	\$2,112,000	\$1,573,000
Market Value per SqFt	\$28.97	\$30.98	\$27.29	\$26.22
Distance from Cooperative in miles		0.29	0.25	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06527-0051	3-06513-0001	3-06732-0028	3-06494-0037
Address	1075 OCEAN PARKWAY	1002 AVENUE H	1256 EAST 13 STREET	785 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	MIDWOOD	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	60	59	60
Year Built	1953	1938	1931	1951
Gross SqFt	52,800	66,000	52,000	62,485
Estimated Gross Income	\$628,848	\$656,640	\$619,239	\$841,459
Gross Income per SqFt	\$11.91	\$9.95	\$11.91	\$13.47
Estimated Expense	\$348,480	\$370,905	\$343,031	\$458,010
Expense SqFt	\$6.60	\$5.62	\$6.60	\$7.33
Net Operating Income	\$280,368	\$285,735	\$276,208	\$383,449
Full Market Value	\$1,789,000	\$1,705,000	\$1,762,000	\$1,936,000
Market Value per SqFt	\$33.88	\$25.83	\$33.88	\$30.98
Distance from Cooperative in miles		0.39	0.44	0.47

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06532-0057	3-06542-0070	3-06725-0001	3-06726-0001
Address	1185 OCEAN PARKWAY	1235 OCEAN PARKWAY	1402 AVENUE K	1111 AVENUE K
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	119	96	36
Year Built	1940	1942	1928	1930
Gross SqFt	70,800	126,000	108,000	37,941
Estimated Gross Income	\$708,708	\$1,574,175	\$1,080,904	\$360,224
Gross Income per SqFt	\$10.01	\$12.49	\$10.01	\$9.49
Estimated Expense	\$400,728	\$803,110	\$611,422	\$191,826
Expense SqFt	\$5.66	\$6.37	\$5.66	\$5.06
Net Operating Income	\$307,980	\$771,065	\$469,482	\$168,398
Full Market Value	\$1,923,000	\$4,664,000	\$2,695,000	\$905,000
Market Value per SqFt	\$27.16	\$37.02	\$24.95	\$23.85
Distance from Cooperative in miles		0.17	0.41	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06532-0076	3-06542-0070	3-06725-0001	3-06726-0001
Address	1119 OCEAN PARKWAY	1235 OCEAN PARKWAY	1402 AVENUE K	1111 AVENUE K
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	119	96	36
Year Built	1951	1942	1928	1930
Gross SqFt	95,600	126,000	108,000	37,941
Estimated Gross Income	\$956,956	\$1,574,175	\$1,080,904	\$360,224
Gross Income per SqFt	\$10.01	\$12.49	\$10.01	\$9.49
Estimated Expense	\$541,096	\$803,110	\$611,422	\$191,826
Expense SqFt	\$5.66	\$6.37	\$5.66	\$5.06
Net Operating Income	\$415,860	\$771,065	\$469,482	\$168,398
Full Market Value	\$2,596,000	\$4,664,000	\$2,695,000	\$905,000
Market Value per SqFt	\$27.15	\$37.02	\$24.95	\$23.85
Distance from Cooperative in miles		0.17	0.41	0.49

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06568-0033	3-06568-0015	3-06542-0001	3-06587-0017
Address	1360 OCEAN PARKWAY	1314 OCEAN PARKWAY	1201 OCEAN PARKWAY	1420 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	176	65	56	60
Year Built	1964	1929	1953	1941
Gross SqFt	174,082	54,600	60,780	64,200
Estimated Gross Income	\$2,344,885	\$771,445	\$818,470	\$811,455
Gross Income per SqFt	\$13.47	\$14.13	\$13.47	\$12.64
Estimated Expense	\$1,225,537	\$393,649	\$428,116	\$339,946
Expense SqFt	\$7.04	\$7.21	\$7.04	\$5.30
Net Operating Income	\$1,119,348	\$377,796	\$390,354	\$471,509
Full Market Value	\$7,413,000	\$2,486,000	\$2,585,000	\$2,387,000
Market Value per SqFt	\$42.58	\$45.53	\$42.53	\$37.18
Distance from Cooperative in miles		0.00	0.19	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06587-0051	3-06587-0017	3-06612-0042	3-06612-0063
Address	1500 OCEAN PARKWAY	1420 OCEAN PARKWAY	1600 OCEAN PARKWAY	1685 EAST 5 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	60	59	60
Year Built	1940	1941	1940	1940
Gross SqFt	72,000	64,200	79,524	55,000
Estimated Gross Income	\$856,800	\$811,455	\$855,682	\$683,775
Gross Income per SqFt	\$11.90	\$12.64	\$10.76	\$12.43
Estimated Expense	\$422,640	\$339,946	\$249,971	\$328,623
Expense SqFt	\$5.87	\$5.30	\$3.14	\$5.97
Net Operating Income	\$434,160	\$471,509	\$605,711	\$355,152
Full Market Value	\$2,770,000	\$2,387,000	\$2,475,000	\$1,738,000
Market Value per SqFt	\$38.47	\$37.18	\$31.12	\$31.60
Distance from Cooperative in miles		0.00	0.17	0.17

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06614-0017	3-06612-0042	3-06612-0063	3-06637-0019
Address	1530 EAST 8 STREET	1600 OCEAN PARKWAY	1685 EAST 5 STREET	1628 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	59	60	123
Year Built	1963	1940	1940	1928
Gross SqFt	98,417	79,524	55,000	109,200
Estimated Gross Income	\$1,223,323	\$855,682	\$683,775	\$1,437,936
Gross Income per SqFt	\$12.43	\$10.76	\$12.43	\$13.17
Estimated Expense	\$587,549	\$249,971	\$328,623	\$798,718
Expense SqFt	\$5.97	\$3.14	\$5.97	\$7.31
Net Operating Income	\$635,774	\$605,711	\$355,152	\$639,218
Full Market Value	\$4,022,000	\$2,475,000	\$1,738,000	\$4,250,000
Market Value per SqFt	\$40.87	\$31.12	\$31.60	\$38.92
Distance from Cooperative in miles		0.15	0.15	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06620-0001	3-06621-0001	3-06621-0006	3-06622-0026
Address	100 AVENUE P	106 AVENUE P	1602 WEST 10 STREET	1648 WEST 9 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	47	47	60
Year Built	1938	1936	1931	1926
Gross SqFt	87,324	45,600	45,600	62,640
Estimated Gross Income	\$1,084,564	\$566,293	\$581,924	\$673,553
Gross Income per SqFt	\$12.42	\$12.42	\$12.76	\$10.75
Estimated Expense	\$570,226	\$297,882	\$302,738	\$393,865
Expense SqFt	\$6.53	\$6.53	\$6.64	\$6.29
Net Operating Income	\$514,338	\$268,411	\$279,186	\$279,688
Full Market Value	\$3,254,000	\$1,628,000	\$1,694,000	\$1,683,000
Market Value per SqFt	\$37.26	\$35.70	\$37.15	\$26.87
Distance from Cooperative in miles		0.05	0.05	0.10

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06681-0307	3-06681-0440	3-06663-0063	3-06662-0033
Address	1890 EAST 5 STREET	1850 OCEAN PARKWAY	1777 OCEAN PARKWAY	1750 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	95	70	76	73
Year Built	1940	1938	1926	1959
Gross SqFt	104,000	91,350	78,750	83,519
Estimated Gross Income	\$1,075,868	\$951,645	\$830,738	\$936,052
Gross Income per SqFt	\$10.34	\$10.42	\$10.55	\$11.21
Estimated Expense	\$447,804	\$410,736	\$331,502	\$282,558
Expense SqFt	\$4.31	\$4.50	\$4.21	\$3.38
Net Operating Income	\$628,064	\$540,909	\$499,236	\$653,494
Full Market Value	\$3,909,000	\$2,409,000	\$2,453,000	\$2,607,000
Market Value per SqFt	\$37.59	\$26.37	\$31.15	\$31.21
Distance from Cooperative in miles		0.05	0.19	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06681-0399	3-06663-0063	3-06681-0440	3-06637-0027
Address	1800 OCEAN PARKWAY	1777 OCEAN PARKWAY	1850 OCEAN PARKWAY	1648 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	76	70	71
Year Built	1931	1926	1938	1932
Gross SqFt	76,000	78,750	91,350	72,000
Estimated Gross Income	\$801,800	\$830,738	\$951,645	\$818,466
Gross Income per SqFt	\$10.55	\$10.55	\$10.42	\$11.37
Estimated Expense	\$319,960	\$331,502	\$410,736	\$469,705
Expense SqFt	\$4.21	\$4.21	\$4.50	\$6.52
Net Operating Income	\$481,840	\$499,236	\$540,909	\$348,761
Full Market Value	\$2,992,000	\$2,453,000	\$2,409,000	\$2,178,000
Market Value per SqFt	\$39.37	\$31.15	\$26.37	\$30.25
Distance from Cooperative in miles		0.09	0.11	0.22

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06681-0415	3-06681-0440	3-06681-0449	3-06663-0063
Address	1802 OCEAN PARKWAY	1850 OCEAN PARKWAY	1860 OCEAN PARKWAY	1777 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	113	70	48	76
Year Built	1926	1938	1934	1926
Gross SqFt	138,600	91,350	60,000	78,750
Estimated Gross Income	\$1,444,212	\$951,645	\$608,389	\$830,738
Gross Income per SqFt	\$10.42	\$10.42	\$10.14	\$10.55
Estimated Expense	\$712,404	\$410,736	\$250,126	\$331,502
Expense SqFt	\$5.14	\$4.50	\$4.17	\$4.21
Net Operating Income	\$731,808	\$540,909	\$358,263	\$499,236
Full Market Value	\$4,551,000	\$2,409,000	\$1,474,000	\$2,453,000
Market Value per SqFt	\$32.84	\$26.37	\$24.57	\$31.15
Distance from Cooperative in miles		0.00	0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06682-0013	3-06681-0440	3-06662-0033	3-06663-0063
Address	1811 OCEAN PARKWAY	1850 OCEAN PARKWAY	1750 OCEAN PARKWAY	1777 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	82	70	73	76
Year Built	1953	1938	1959	1926
Gross SqFt	119,000	91,350	83,519	78,750
Estimated Gross Income	\$1,255,450	\$951,645	\$936,052	\$830,738
Gross Income per SqFt	\$10.55	\$10.42	\$11.21	\$10.55
Estimated Expense	\$500,990	\$410,736	\$282,558	\$331,502
Expense SqFt	\$4.21	\$4.50	\$3.38	\$4.21
Net Operating Income	\$754,460	\$540,909	\$653,494	\$499,236
Full Market Value	\$4,685,000	\$2,409,000	\$2,607,000	\$2,453,000
Market Value per SqFt	\$39.37	\$26.37	\$31.21	\$31.15
Distance from Cooperative in miles		0.09	0.20	0.12

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06694-0072	3-07548-0006	3-07548-0029	3-06703-0035
Address	1280 OCEAN AVENUE	1299 OCEAN AVENUE	1245 OCEAN AVENUE	855 EAST 19 STREET
Neighborhood	FLATBUSH-CENTRAL	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	48	48	60
Year Built	1935	1924	1941	1941
Gross SqFt	75,000	62,784	55,800	76,860
Estimated Gross Income	\$671,546	\$531,976	\$511,898	\$627,946
Gross Income per SqFt	\$8.95	\$8.47	\$9.17	\$8.17
Estimated Expense	\$342,332	\$343,558	\$299,034	\$414,275
Expense SqFt	\$4.56	\$5.47	\$5.36	\$5.39
Net Operating Income	\$329,214	\$188,418	\$212,864	\$213,671
Full Market Value	\$1,963,000	\$1,127,000	\$1,267,000	\$1,258,000
Market Value per SqFt	\$26.17	\$17.95	\$22.71	\$16.37
Distance from Cooperative in miles		0.06	0.06	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06706-0014	3-06713-0041	3-06716-0075	3-06531-0006
Address	918 EAST 14 STREET	1123 AVENUE K	1025 EAST 14 STREET	1014 AVENUE J
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	59	54	35	48
Year Built	1928	1929	1927	1924
Gross SqFt	50,400	42,720	33,600	51,390
Estimated Gross Income	\$618,912	\$633,018	\$359,753	\$631,311
Gross Income per SqFt	\$12.28	\$14.82	\$10.71	\$12.28
Estimated Expense	\$295,344	\$330,065	\$184,831	\$334,666
Expense SqFt	\$5.86	\$7.73	\$5.50	\$6.51
Net Operating Income	\$323,568	\$302,953	\$174,922	\$296,645
Full Market Value	\$2,052,000	\$2,002,000	\$1,014,000	\$1,881,000
Market Value per SqFt	\$40.71	\$46.86	\$30.18	\$36.60
Distance from Cooperative in miles		0.19	0.17	0.23

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06709-0001	3-06706-0020	3-06716-0042	3-06712-0066
Address	1602 AVENUE I	950 EAST 14 STREET	1417 AVENUE K	1412 OCEAN AVENUE
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	129	88	96	54
Year Built	1941	1963	1926	1936
Gross SqFt	149,400	93,078	96,000	66,150
Estimated Gross Income	\$1,489,518	\$1,051,781	\$849,655	\$659,324
Gross Income per SqFt	\$9.97	\$11.30	\$8.85	\$9.97
Estimated Expense	\$654,372	\$609,661	\$420,066	\$417,790
Expense SqFt	\$4.38	\$6.55	\$4.38	\$6.32
Net Operating Income	\$835,146	\$442,120	\$429,589	\$241,534
Full Market Value	\$4,796,000	\$2,662,000	\$2,277,000	\$1,485,000
Market Value per SqFt	\$32.10	\$28.60	\$23.72	\$22.45
Distance from Cooperative in miles		0.15	0.19	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06730-0059	3-06730-0063	3-06765-0012	3-06731-0039
Address	1916 AVENUE K	1620 OCEAN AVENUE	1530 EAST 19 STREET	1280 EAST 12 STREET
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	101	60	60
Year Built	1954	1929	1941	1938
Gross SqFt	67,000	100,640	67,100	65,500
Estimated Gross Income	\$785,910	\$1,037,471	\$787,083	\$829,230
Gross Income per SqFt	\$11.73	\$10.31	\$11.73	\$12.66
Estimated Expense	\$432,250	\$544,056	\$432,795	\$456,535
Expense SqFt	\$6.45	\$5.41	\$6.45	\$6.97
Net Operating Income	\$353,660	\$493,415	\$354,288	\$372,695
Full Market Value	\$2,261,000	\$2,519,000	\$2,123,000	\$2,090,000
Market Value per SqFt	\$33.75	\$25.03	\$31.64	\$31.91
Distance from Cooperative in miles		0.00	0.69	0.46

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06739-0006	3-06739-0036	3-06738-0037	3-06738-0052
Address	1289 EAST 19 STREET	1902 AVENUE L	1290 EAST 19 STREET	1305 EAST 18 STREET
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	47	47	41
Year Built	1931	1935	1931	1931
Gross SqFt	60,036	57,600	50,658	40,740
Estimated Gross Income	\$651,991	\$625,536	\$540,098	\$415,218
Gross Income per SqFt	\$10.86	\$10.86	\$10.66	\$10.19
Estimated Expense	\$196,318	\$356,544	\$297,654	\$179,646
Expense SqFt	\$3.27	\$6.19	\$5.88	\$4.41
Net Operating Income	\$455,673	\$268,992	\$242,444	\$235,572
Full Market Value	\$2,821,000	\$1,540,000	\$1,504,000	\$1,052,000
Market Value per SqFt	\$46.99	\$26.74	\$29.69	\$25.82
Distance from Cooperative in miles		0.00	0.06	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06747-0052	3-06748-0045	3-06746-0015	3-06748-0040
Address	1801 AVENUE N	1866 OCEAN AVENUE	1342 EAST 18 STREET	1854 OCEAN AVENUE
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	60	42	60
Year Built	1936	1928	1929	1927
Gross SqFt	64,320	60,372	49,632	53,052
Estimated Gross Income	\$690,154	\$648,022	\$461,268	\$680,084
Gross Income per SqFt	\$10.73	\$10.73	\$9.29	\$12.82
Estimated Expense	\$377,558	\$282,368	\$261,139	\$351,493
Expense SqFt	\$5.87	\$4.68	\$5.26	\$6.63
Net Operating Income	\$312,596	\$365,654	\$200,129	\$328,591
Full Market Value	\$1,937,000	\$1,782,000	\$1,188,000	\$2,194,000
Market Value per SqFt	\$30.12	\$29.52	\$23.94	\$41.36
Distance from Cooperative in miles		0.06	0.05	0.06

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06748-0052	3-06748-0040	3-06748-0037	3-06748-0045
Address	1901 AVENUE N	1854 OCEAN AVENUE	1850 OCEAN AVENUE	1866 OCEAN AVENUE
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	60	59	60
Year Built	1939	1927	1931	1928
Gross SqFt	53,333	53,052	46,752	60,372
Estimated Gross Income	\$653,863	\$680,084	\$572,995	\$648,022
Gross Income per SqFt	\$12.26	\$12.82	\$12.26	\$10.73
Estimated Expense	\$293,332	\$351,493	\$305,034	\$282,368
Expense SqFt	\$5.50	\$6.63	\$6.52	\$4.68
Net Operating Income	\$360,531	\$328,591	\$267,961	\$365,654
Full Market Value	\$1,914,000	\$2,194,000	\$1,595,000	\$1,782,000
Market Value per SqFt	\$35.89	\$41.36	\$34.12	\$29.52
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06754-0052	3-06751-0023	3-06761-0075	
Address	1485 EAST 16 STREET	1440 EAST 14 STREET	1547 EAST 14 STREET	
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	58	79	
Year Built	1938	1940	1964	
Gross SqFt	56,892	58,800	78,000	
Estimated Gross Income	\$713,995	\$695,091	\$1,034,993	
Gross Income per SqFt	\$12.55	\$11.82	\$13.27	
Estimated Expense	\$370,367	\$376,677	\$514,537	
Expense SqFt	\$6.51	\$6.41	\$6.60	
Net Operating Income	\$343,628	\$318,414	\$520,456	
Full Market Value	\$2,302,000	\$2,034,000	\$3,456,000	
Market Value per SqFt	\$40.46	\$34.59	\$44.31	
Distance from Cooperative in miles		0.15	0.21	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06764-0031	3-06764-0012	3-06765-0012	
Address	1580 EAST 18 STREET	1530 EAST 18 STREET	1530 EAST 19 STREET	
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	70	55	60	
Year Built	1963	1932	1941	
Gross SqFt	60,800	54,300	67,100	
Estimated Gross Income	\$627,456	\$483,361	\$787,083	
Gross Income per SqFt	\$10.32	\$8.90	\$11.73	
Estimated Expense	\$317,984	\$240,562	\$432,795	
Expense SqFt	\$5.23	\$4.43	\$6.45	
Net Operating Income	\$309,472	\$242,799	\$354,288	
Full Market Value	\$1,926,000	\$1,298,000	\$2,123,000	
Market Value per SqFt	\$31.68	\$23.90	\$31.64	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06771-0031	3-06803-0080	3-06784-0016	
Address	2424 KINGS HIGHWAY	2197 OCEAN AVENUE	1680 EAST 22 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	35	49	
Year Built	1936	1928	1941	
Gross SqFt	37,800	30,000	44,600	
Estimated Gross Income	\$504,630	\$392,768	\$607,112	
Gross Income per SqFt	\$13.35	\$13.09	\$13.61	
Estimated Expense	\$227,084	\$250,754	\$310,679	
Expense SqFt	\$6.01	\$8.36	\$6.97	
Net Operating Income	\$277,546	\$142,014	\$296,433	
Full Market Value	\$1,842,000	\$945,000	\$1,793,000	
Market Value per SqFt	\$48.73	\$31.50	\$40.20	
Distance from Cooperative in miles		0.34	0.19	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06772-0001	3-06770-0031	3-06771-0006	3-07688-0041
Address	3619 BEDFORD AVENUE	2301 KINGS HIGHWAY	3620 BEDFORD AVENUE	2702 KINGS HIGHWAY
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	96	59	107
Year Built	1937	1936	1929	1937
Gross SqFt	87,862	104,348	62,000	113,820
Estimated Gross Income	\$1,032,240	\$1,056,385	\$569,169	\$1,372,557
Gross Income per SqFt	\$11.75	\$10.12	\$9.18	\$12.06
Estimated Expense	\$593,143	\$636,228	\$348,472	\$888,964
Expense SqFt	\$6.75	\$6.10	\$5.62	\$7.81
Net Operating Income	\$439,097	\$420,157	\$220,697	\$483,593
Full Market Value	\$2,629,000	\$2,621,000	\$1,298,000	\$3,047,000
Market Value per SqFt	\$29.92	\$25.12	\$20.94	\$26.77
Distance from Cooperative in miles		0.12	0.06	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06776-0065	3-06795-0034	3-06795-0047	3-06759-0026
Address	1625 EAST 13 STREET	1776 EAST 13 STREET	1225 AVENUE R	1550 EAST 13 STREET
Neighborhood	MIDWOOD	MADISON	MADISON	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	65	65	54
Year Built	1939	1937	1939	1939
Gross SqFt	66,000	64,400	70,000	58,800
Estimated Gross Income	\$760,980	\$581,126	\$867,221	\$678,251
Gross Income per SqFt	\$11.53	\$9.02	\$12.39	\$11.53
Estimated Expense	\$430,320	\$361,427	\$485,438	\$383,155
Expense SqFt	\$6.52	\$5.61	\$6.93	\$6.52
Net Operating Income	\$330,660	\$219,699	\$381,783	\$295,096
Full Market Value	\$2,121,000	\$1,309,000	\$2,417,000	\$1,815,000
Market Value per SqFt	\$32.14	\$20.33	\$34.53	\$30.87
Distance from Cooperative in miles		0.17	0.17	0.17

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06779-0004	3-06781-0027	3-06764-0012	3-06765-0039
Address	1610 AVENUE P	1656 EAST 19 STREET	1530 EAST 18 STREET	1580 EAST 19 STREET
Neighborhood	MIDWOOD	MADISON	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	42	55	54
Year Built	1933	1931	1932	1932
Gross SqFt	120,000	50,400	54,300	53,500
Estimated Gross Income	\$1,068,000	\$500,917	\$483,361	\$451,338
Gross Income per SqFt	\$8.90	\$9.94	\$8.90	\$8.44
Estimated Expense	\$531,600	\$281,609	\$240,562	\$265,726
Expense SqFt	\$4.43	\$5.59	\$4.43	\$4.97
Net Operating Income	\$536,400	\$219,308	\$242,799	\$185,612
Full Market Value	\$3,199,000	\$1,265,000	\$1,298,000	\$1,004,000
Market Value per SqFt	\$26.66	\$25.10	\$23.90	\$18.77
Distance from Cooperative in miles		0.11	0.14	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06795-0015	3-06795-0047	3-06818-0017	
Address	1720 EAST 13 STREET	1225 AVENUE R	1820 EAST 13 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	75	65	94	
Year Built	1959	1939	1941	
Gross SqFt	46,000	70,000	106,000	
Estimated Gross Income	\$579,140	\$867,221	\$1,354,682	
Gross Income per SqFt	\$12.59	\$12.39	\$12.78	
Estimated Expense	\$258,060	\$485,438	\$790,812	
Expense SqFt	\$5.61	\$6.93	\$7.46	
Net Operating Income	\$321,080	\$381,783	\$563,870	
Full Market Value	\$2,150,000	\$2,417,000	\$3,766,000	
Market Value per SqFt	\$46.74	\$34.53	\$35.53	
Distance from Cooperative in miles		0.00	0.17	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06796-0017	3-06795-0047	3-06795-0028	
Address	1730 EAST 14 STREET	1225 AVENUE R	1746 EAST 13 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	84	65	42	
Year Built	1961	1939	1936	
Gross SqFt	68,500	70,000	40,000	
Estimated Gross Income	\$810,355	\$867,221	\$450,576	
Gross Income per SqFt	\$11.83	\$12.39	\$11.26	
Estimated Expense	\$403,465	\$485,438	\$258,546	
Expense SqFt	\$5.89	\$6.93	\$6.46	
Net Operating Income	\$406,890	\$381,783	\$192,030	
Full Market Value	\$2,598,000	\$2,417,000	\$1,237,000	
Market Value per SqFt	\$37.93	\$34.53	\$30.93	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06796-0026	3-06796-0075	3-06795-0040	
Address	1750 EAST 14 STREET	1735 EAST 13 STREET	1780 EAST 13 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	64	94	41	
Year Built	1961	1962	1941	
Gross SqFt	57,500	90,000	40,688	
Estimated Gross Income	\$683,100	\$1,124,851	\$457,931	
Gross Income per SqFt	\$11.88	\$12.50	\$11.25	
Estimated Expense	\$378,350	\$644,201	\$303,438	
Expense SqFt	\$6.58	\$7.16	\$7.46	
Net Operating Income	\$304,750	\$480,650	\$154,493	
Full Market Value	\$1,945,000	\$3,222,000	\$995,000	
Market Value per SqFt	\$33.83	\$35.80	\$24.45	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06800-0016	3-06801-0069	3-06781-0027	
Address	1730 EAST 18 STREET	1745 EAST 18 STREET	1656 EAST 19 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	48	53	42	
Year Built	1938	1931	1931	
Gross SqFt	52,000	63,000	50,400	
Estimated Gross Income	\$504,400	\$595,339	\$500,917	
Gross Income per SqFt	\$9.70	\$9.45	\$9.94	
Estimated Expense	\$245,440	\$322,768	\$281,609	
Expense SqFt	\$4.72	\$5.12	\$5.59	
Net Operating Income	\$258,960	\$272,571	\$219,308	
Full Market Value	\$1,534,000	\$1,496,000	\$1,265,000	
Market Value per SqFt	\$29.50	\$23.75	\$25.10	
Distance from Cooperative in miles		0.05	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06801-0001	3-06801-0069	3-06802-0041	
Address	1717 EAST 18 STREET	1745 EAST 18 STREET	2246 OCEAN AVENUE	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	105	53	72	
Year Built	1957	1931	1931	
Gross SqFt	105,000	63,000	69,000	
Estimated Gross Income	\$942,900	\$595,339	\$587,500	
Gross Income per SqFt	\$8.98	\$9.45	\$8.51	
Estimated Expense	\$513,450	\$322,768	\$337,106	
Expense SqFt	\$4.89	\$5.12	\$4.89	
Net Operating Income	\$429,450	\$272,571	\$250,394	
Full Market Value	\$2,560,000	\$1,496,000	\$1,386,000	
Market Value per SqFt	\$24.38	\$23.75	\$20.09	
Distance from Cooperative in miles		0.00	0.06	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06802-0001	3-06802-0041	3-06825-0027	3-06826-0048
Address	1900 QUENTIN ROAD	2246 OCEAN AVENUE	2306 OCEAN AVENUE	2345 OCEAN AVENUE
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	124	72	72	94
Year Built	1939	1931	1935	1931
Gross SqFt	120,000	69,000	84,375	104,000
Estimated Gross Income	\$1,021,200	\$587,500	\$662,632	\$949,793
Gross Income per SqFt	\$8.51	\$8.51	\$7.85	\$9.13
Estimated Expense	\$546,000	\$337,106	\$401,078	\$514,413
Expense SqFt	\$4.55	\$4.89	\$4.75	\$4.95
Net Operating Income	\$475,200	\$250,394	\$261,554	\$435,380
Full Market Value	\$2,842,000	\$1,386,000	\$1,463,000	\$2,508,000
Market Value per SqFt	\$23.68	\$20.09	\$17.34	\$24.12
Distance from Cooperative in miles		0.00	0.17	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06802-0036	3-06801-0069	3-06803-0058	
Address	2234 OCEAN AVENUE	1745 EAST 18 STREET	2249 OCEAN AVENUE	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	72	53	41	
Year Built	1927	1931	1938	
Gross SqFt	68,000	63,000	41,000	
Estimated Gross Income	\$711,280	\$595,339	\$470,101	
Gross Income per SqFt	\$10.46	\$9.45	\$11.47	
Estimated Expense	\$380,120	\$322,768	\$287,376	
Expense SqFt	\$5.59	\$5.12	\$7.01	
Net Operating Income	\$331,160	\$272,571	\$182,725	
Full Market Value	\$2,058,000	\$1,496,000	\$1,058,000	
Market Value per SqFt	\$30.26	\$23.75	\$25.80	
Distance from Cooperative in miles		0.06	0.06	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06818-0065	3-06795-0040	3-06795-0034	
Address	1877 EAST 12 STREET	1780 EAST 13 STREET	1776 EAST 13 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	48	41	65	
Year Built	1955	1941	1937	
Gross SqFt	53,500	40,688	64,400	
Estimated Gross Income	\$537,140	\$457,931	\$581,126	
Gross Income per SqFt	\$10.04	\$11.25	\$9.02	
Estimated Expense	\$242,890	\$303,438	\$361,427	
Expense SqFt	\$4.54	\$7.46	\$5.61	
Net Operating Income	\$294,250	\$154,493	\$219,699	
Full Market Value	\$1,836,000	\$995,000	\$1,309,000	
Market Value per SqFt	\$34.32	\$24.45	\$20.33	
Distance from Cooperative in miles		0.17	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06818-0074	3-06819-0001	3-06795-0047	
Address	1855 EAST 12 STREET	1310 AVENUE R	1225 AVENUE R	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	87	80	65	
Year Built	1963	1962	1939	
Gross SqFt	90,000	88,356	70,000	
Estimated Gross Income	\$1,074,600	\$1,014,159	\$867,221	
Gross Income per SqFt	\$11.94	\$11.48	\$12.39	
Estimated Expense	\$580,500	\$559,751	\$485,438	
Expense SqFt	\$6.45	\$6.34	\$6.93	
Net Operating Income	\$494,100	\$454,408	\$381,783	
Full Market Value	\$3,149,000	\$2,916,000	\$2,417,000	
Market Value per SqFt	\$34.99	\$33.00	\$34.53	
Distance from Cooperative in miles		0.05	0.17	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06835-0012	3-06826-0048	3-07299-0057	
Address	3178 NOSTRAND AVENUE	2345 OCEAN AVENUE	2435 OCEAN AVENUE	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	79	94	65	
Year Built	1958	1931	1941	
Gross SqFt	81,564	104,000	71,400	
Estimated Gross Income	\$808,299	\$949,793	\$762,224	
Gross Income per SqFt	\$9.91	\$9.13	\$10.68	
Estimated Expense	\$380,904	\$514,413	\$428,716	
Expense SqFt	\$4.67	\$4.95	\$6.00	
Net Operating Income	\$427,395	\$435,380	\$333,508	
Full Market Value	\$2,528,000	\$2,508,000	\$2,068,000	
Market Value per SqFt	\$30.99	\$24.12	\$28.96	
Distance from Cooperative in miles		0.45	0.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06836-0050	3-06826-0077	3-06773-0080	
Address	3203 NOSTRAND AVENUE	2285 OCEAN AVENUE	1525 EAST 26 STREET	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	108	84	88	
Year Built	1958	1937	1932	
Gross SqFt	97,020	96,600	94,740	
Estimated Gross Income	\$1,127,372	\$1,165,351	\$1,059,260	
Gross Income per SqFt	\$11.62	\$12.06	\$11.18	
Estimated Expense	\$458,905	\$687,811	\$624,726	
Expense SqFt	\$4.73	\$7.12	\$6.59	
Net Operating Income	\$668,467	\$477,540	\$434,534	
Full Market Value	\$4,283,000	\$2,860,000	\$2,801,000	
Market Value per SqFt	\$44.15	\$29.61	\$29.57	
Distance from Cooperative in miles		0.50	0.52	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06836-0064	3-06826-0048	3-07688-0041	
Address	3165 NOSTRAND AVENUE	2345 OCEAN AVENUE	2702 KINGS HIGHWAY	
Neighborhood	MADISON	MADISON	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	108	94	107	
Year Built	1953	1931	1937	
Gross SqFt	115,300	104,000	113,820	
Estimated Gross Income	\$1,222,180	\$949,793	\$1,372,557	
Gross Income per SqFt	\$10.60	\$9.13	\$12.06	
Estimated Expense	\$446,211	\$514,413	\$888,964	
Expense SqFt	\$3.87	\$4.95	\$7.81	
Net Operating Income	\$775,969	\$435,380	\$483,593	
Full Market Value	\$4,817,000	\$2,508,000	\$3,047,000	
Market Value per SqFt	\$41.78	\$24.12	\$26.77	
Distance from Cooperative in miles		0.50	0.52	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06888-0006	3-06928-0044	3-06928-0050	3-06894-0027
Address	8835 23 AVENUE	275 BAY 37 STREET	268 BAY 38 STREET	8797 25 AVENUE
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	120	140	69
Year Built	1927	1964	1963	1962
Gross SqFt	42,840	89,448	149,175	58,535
Estimated Gross Income	\$655,452	\$1,368,554	\$1,822,284	\$910,805
Gross Income per SqFt	\$15.30	\$15.30	\$12.22	\$15.56
Estimated Expense	\$272,034	\$697,694	\$1,052,829	\$455,402
Expense SqFt	\$6.35	\$7.80	\$7.06	\$7.78
Net Operating Income	\$383,418	\$670,860	\$769,455	\$455,403
Full Market Value	\$2,633,000	\$4,607,000	\$4,620,000	\$3,119,000
Market Value per SqFt	\$61.46	\$51.50	\$30.97	\$53.28
Distance from Cooperative in miles		0.22	0.22	0.29

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06933-0046	3-07079-0004	3-07079-0003	
Address	2606 CROPSEY AVENUE	106 AVENUE S	102 AVENUE S	
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	11	12	12	
Year Built	1975	1931	1931	
Gross SqFt	8,064	8,636	8,636	
Estimated Gross Income	\$116,525	\$131,354	\$118,227	
Gross Income per SqFt	\$14.45	\$15.21	\$13.69	
Estimated Expense	\$53,948	\$66,929	\$48,534	
Expense SqFt	\$6.69	\$7.75	\$5.62	
Net Operating Income	\$62,577	\$64,425	\$69,693	
Full Market Value	\$391,000	\$390,000	\$275,000	
Market Value per SqFt	\$48.49	\$45.16	\$31.84	
Distance from Cooperative in miles		0.88	0.88	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06933-0055	3-06489-0001	3-06467-0012	3-07050-0001
Address	2630 CROPSEY AVENUE	1483 SHORE PARKWAY	8831 20 AVENUE	2930 WEST 30 STREET
Neighborhood	GRAVESEND	BATH BEACH	BATH BEACH	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	364	462	462	371
Year Built	1963	1949	1948	1972
Gross SqFt	421,800	349,060	356,010	386,700
Estimated Gross Income	\$6,786,762	\$5,726,752	\$5,726,752	\$5,143,616
Gross Income per SqFt	\$16.09	\$16.41	\$16.09	\$13.30
Estimated Expense	\$3,108,666	\$2,622,109	\$2,622,109	\$3,096,128
Expense SqFt	\$7.37	\$7.51	\$7.37	\$8.01
Net Operating Income	\$3,678,096	\$3,104,643	\$3,104,643	\$2,047,488
Full Market Value	\$25,069,000	\$22,481,000	\$19,140,000	\$13,593,000
Market Value per SqFt	\$59.43	\$64.40	\$53.76	\$35.15
Distance from Cooperative in miles		0.85	0.90	1.09

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-06935-0001	3-06928-0044	3-06878-0048	3-06894-0027
Address	2650 CROPSEY AVENUE	275 BAY 37 STREET	8700 25 AVENUE	8797 25 AVENUE
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	161	120	126	69
Year Built	1967	1964	1963	1962
Gross SqFt	188,768	89,448	120,870	58,535
Estimated Gross Income	\$2,931,567	\$1,368,554	\$1,877,111	\$910,805
Gross Income per SqFt	\$15.53	\$15.30	\$15.53	\$15.56
Estimated Expense	\$1,143,934	\$697,694	\$939,160	\$455,402
Expense SqFt	\$6.06	\$7.80	\$7.77	\$7.78
Net Operating Income	\$1,787,633	\$670,860	\$937,951	\$455,403
Full Market Value	\$12,246,000	\$4,607,000	\$6,425,000	\$3,119,000
Market Value per SqFt	\$64.87	\$51.50	\$53.16	\$53.28
Distance from Cooperative in miles		0.37	0.49	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07084-0039	3-06681-0225	3-06911-0006	3-07014-0001
Address	225 AVENUE T	1879 EAST 3 STREET	2629 CROPSEY AVENUE	2428 NEPTUNE AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	GRAVESEND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	50	106	172
Year Built	1960	1987	1987	1974
Gross SqFt	113,442	36,769	75,586	147,000
Estimated Gross Income	\$2,141,785	\$800,393	\$1,427,023	\$2,748,900
Gross Income per SqFt	\$18.88	\$21.77	\$18.88	\$18.70
Estimated Expense	\$1,049,339	\$400,682	\$699,264	\$1,320,060
Expense SqFt	\$9.25	\$10.90	\$9.25	\$8.98
Net Operating Income	\$1,092,446	\$399,711	\$727,759	\$1,428,840
Full Market Value	\$5,730,000	\$2,070,000	\$4,575,000	\$8,325,000
Market Value per SqFt	\$50.51	\$56.30	\$60.53	\$56.63
Distance from Cooperative in miles		0.45	0.96	1.78

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07089-0062	3-07112-0001	3-06818-0082	3-06681-0440
Address	2035 EAST 7 STREET	2001 EAST 9 STREET	1833 EAST 12 STREET	1850 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MADISON	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	60	81	70
Year Built	1962	1939	1959	1938
Gross SqFt	59,312	71,400	82,000	91,350
Estimated Gross Income	\$618,031	\$735,488	\$906,026	\$951,645
Gross Income per SqFt	\$10.42	\$10.30	\$11.05	\$10.42
Estimated Expense	\$304,864	\$280,654	\$506,424	\$410,736
Expense SqFt	\$5.14	\$3.93	\$6.18	\$4.50
Net Operating Income	\$313,167	\$454,834	\$399,602	\$540,909
Full Market Value	\$1,948,000	\$1,881,000	\$2,468,000	\$2,409,000
Market Value per SqFt	\$32.84	\$26.34	\$30.10	\$26.37
Distance from Cooperative in miles		0.19	0.30	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07109-0001	3-07112-0001	3-07315-0053	3-06681-0440
Address	602 AVENUE T	2001 EAST 9 STREET	2361 CONEY ISLAND AVENUE	1850 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MADISON	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	60	114	70
Year Built	1938	1939	1928	1938
Gross SqFt	79,920	71,400	92,400	91,350
Estimated Gross Income	\$839,959	\$735,488	\$1,096,275	\$951,645
Gross Income per SqFt	\$10.51	\$10.30	\$11.86	\$10.42
Estimated Expense	\$334,066	\$280,654	\$638,759	\$410,736
Expense SqFt	\$4.18	\$3.93	\$6.91	\$4.50
Net Operating Income	\$505,893	\$454,834	\$457,516	\$540,909
Full Market Value	\$3,142,000	\$1,881,000	\$2,849,000	\$2,409,000
Market Value per SqFt	\$39.31	\$26.34	\$30.83	\$26.37
Distance from Cooperative in miles		0.15	0.22	0.34

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07158-0063	3-07158-0033	3-07179-0042	3-07200-0008
Address	2265 OCEAN PARKWAY	2245 OCEAN PARKWAY	2411 EAST 3 STREET	444 AVENUE X
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	74	70	50
Year Built	1956	1958	1958	1960
Gross SqFt	64,080	67,620	63,600	50,400
Estimated Gross Income	\$871,488	\$919,698	\$968,670	\$665,280
Gross Income per SqFt	\$13.60	\$13.60	\$15.23	\$13.20
Estimated Expense	\$382,558	\$403,654	\$571,549	\$352,800
Expense SqFt	\$5.97	\$5.97	\$8.99	\$7.00
Net Operating Income	\$488,930	\$516,044	\$397,121	\$312,480
Full Market Value	\$3,234,000	\$3,413,000	\$2,728,000	\$2,077,000
Market Value per SqFt	\$50.47	\$50.47	\$42.89	\$41.21
Distance from Cooperative in miles		0.08	0.22	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07159-0040	3-07158-0033	3-07396-0053	3-07397-0034
Address	735 AVENUE W	2245 OCEAN PARKWAY	2355 EAST 12 STREET	1245 AVENUE X
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	74	121	135
Year Built	1962	1958	1963	1963
Gross SqFt	91,200	67,620	114,300	124,636
Estimated Gross Income	\$1,278,624	\$919,698	\$1,602,166	\$1,767,453
Gross Income per SqFt	\$14.02	\$13.60	\$14.02	\$14.18
Estimated Expense	\$541,728	\$403,654	\$782,163	\$924,497
Expense SqFt	\$5.94	\$5.97	\$6.84	\$7.42
Net Operating Income	\$736,896	\$516,044	\$820,003	\$842,956
Full Market Value	\$4,847,000	\$3,413,000	\$5,394,000	\$5,808,000
Market Value per SqFt	\$53.15	\$50.47	\$47.19	\$46.60
Distance from Cooperative in miles		0.13	0.20	0.23

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07181-0001	3-07179-0042	3-07158-0033	3-07200-0008
Address	2310 OCEAN PARKWAY	2411 EAST 3 STREET	2245 OCEAN PARKWAY	444 AVENUE X
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	70	74	50
Year Built	1954	1958	1958	1960
Gross SqFt	67,000	63,600	67,620	50,400
Estimated Gross Income	\$911,200	\$968,670	\$919,698	\$665,280
Gross Income per SqFt	\$13.60	\$15.23	\$13.60	\$13.20
Estimated Expense	\$399,990	\$571,549	\$403,654	\$352,800
Expense SqFt	\$5.97	\$8.99	\$5.97	\$7.00
Net Operating Income	\$511,210	\$397,121	\$516,044	\$312,480
Full Market Value	\$3,381,000	\$2,728,000	\$3,413,000	\$2,077,000
Market Value per SqFt	\$50.46	\$42.89	\$50.47	\$41.21
Distance from Cooperative in miles		0.10	0.19	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07182-0046	3-07179-0042	3-07198-0006	3-07158-0033
Address	2373 OCEAN PARKWAY	2411 EAST 3 STREET	410 AVENUE X	2245 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	70	45	74
Year Built	1960	1958	1957	1958
Gross SqFt	52,800	63,600	43,974	67,620
Estimated Gross Income	\$729,168	\$968,670	\$607,314	\$919,698
Gross Income per SqFt	\$13.81	\$15.23	\$13.81	\$13.60
Estimated Expense	\$336,864	\$571,549	\$280,614	\$403,654
Expense SqFt	\$6.38	\$8.99	\$6.38	\$5.97
Net Operating Income	\$392,304	\$397,121	\$326,700	\$516,044
Full Market Value	\$2,587,000	\$2,728,000	\$2,154,000	\$3,413,000
Market Value per SqFt	\$49.00	\$42.89	\$48.98	\$50.47
Distance from Cooperative in miles		0.18	0.24	0.24

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07214-0001	3-07238-0002	3-07235-0001	3-07234-0001
Address	2525 WEST 2 STREET	9 MURDOCK COURT	2612 WEST STREET	2612 WEST 2 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	180	240	240
Year Built	1957	1949	1951	1951
Gross SqFt	177,000	169,632	194,880	194,880
Estimated Gross Income	\$2,849,700	\$2,352,663	\$3,136,890	\$3,136,890
Gross Income per SqFt	\$16.10	\$13.87	\$16.10	\$16.10
Estimated Expense	\$1,083,240	\$869,402	\$1,191,975	\$1,226,156
Expense SqFt	\$6.12	\$5.13	\$6.12	\$6.29
Net Operating Income	\$1,766,460	\$1,483,261	\$1,944,915	\$1,910,734
Full Market Value	\$12,039,000	\$6,479,000	\$10,373,000	\$10,373,000
Market Value per SqFt	\$68.02	\$38.19	\$53.23	\$53.23
Distance from Cooperative in miles		0.18	0.16	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07238-0042	3-07238-0082	3-07214-0039	3-07199-0005
Address	2610 OCEAN PARKWAY	9 NIXON COURT	621 AVENUE Z	20 OCEAN COURT
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	120	60	65
Year Built	1964	1951	1949	1963
Gross SqFt	51,800	97,440	58,570	43,890
Estimated Gross Income	\$786,842	\$1,568,445	\$784,221	\$666,761
Gross Income per SqFt	\$15.19	\$16.10	\$13.39	\$15.19
Estimated Expense	\$313,390	\$617,175	\$306,162	\$265,645
Expense SqFt	\$6.05	\$6.33	\$5.23	\$6.05
Net Operating Income	\$473,452	\$951,270	\$478,059	\$401,116
Full Market Value	\$3,254,000	\$6,483,000	\$2,156,000	\$2,757,000
Market Value per SqFt	\$62.82	\$66.53	\$36.81	\$62.82
Distance from Cooperative in miles		0.05	0.18	0.27

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07238-0049	3-07238-0082	3-07237-0002	3-07214-0039
Address	2620 OCEAN PARKWAY	9 NIXON COURT	2775 SHORE PARKWAY	621 AVENUE Z
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	120	120	60
Year Built	1960	1951	1951	1949
Gross SqFt	67,272	97,440	97,440	58,570
Estimated Gross Income	\$1,083,079	\$1,568,445	\$1,568,445	\$784,221
Gross Income per SqFt	\$16.10	\$16.10	\$16.10	\$13.39
Estimated Expense	\$425,832	\$617,175	\$625,600	\$306,162
Expense SqFt	\$6.33	\$6.33	\$6.42	\$5.23
Net Operating Income	\$657,247	\$951,270	\$942,845	\$478,059
Full Market Value	\$4,479,000	\$6,483,000	\$5,192,000	\$2,156,000
Market Value per SqFt	\$66.58	\$66.53	\$53.28	\$36.81
Distance from Cooperative in miles		0.05	0.10	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07238-0115	3-07235-0001	3-07234-0001	3-07237-0002
Address	2650 OCEAN PARKWAY	2612 WEST STREET	2612 WEST 2 STREET	2775 SHORE PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	190	240	240	120
Year Built	1962	1951	1951	1951
Gross SqFt	201,360	194,880	194,880	97,440
Estimated Gross Income	\$3,241,896	\$3,136,890	\$3,136,890	\$1,568,445
Gross Income per SqFt	\$16.10	\$16.10	\$16.10	\$16.10
Estimated Expense	\$1,266,554	\$1,191,975	\$1,226,156	\$625,600
Expense SqFt	\$6.29	\$6.12	\$6.29	\$6.42
Net Operating Income	\$1,975,342	\$1,944,915	\$1,910,734	\$942,845
Full Market Value	\$13,462,000	\$10,373,000	\$10,373,000	\$5,192,000
Market Value per SqFt	\$66.86	\$53.23	\$53.23	\$53.28
Distance from Cooperative in miles		0.09	0.19	0.05

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07250-0001	3-07055-0013	3-07014-0001	3-08719-0073
Address	2790 WEST 5 STREET	2950 WEST 24 STREET	2428 NEPTUNE AVENUE	161 CORBIN PLACE
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	1,038	360	172	63
Year Built	1963	1972	1974	1964
Gross SqFt	1,259,938	380,000	147,000	49,600
Estimated Gross Income	\$23,371,850	\$6,646,013	\$2,748,900	\$964,944
Gross Income per SqFt	\$18.55	\$17.49	\$18.70	\$19.45
Estimated Expense	\$16,303,598	\$3,181,083	\$1,320,060	\$507,317
Expense SqFt	\$12.94	\$8.37	\$8.98	\$10.23
Net Operating Income	\$7,068,252	\$3,464,930	\$1,428,840	\$457,627
Full Market Value	\$50,825,000	\$25,001,000	\$8,325,000	\$3,105,000
Market Value per SqFt	\$40.34	\$65.79	\$56.63	\$62.60
Distance from Cooperative in miles		1.08	1.04	1.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07253-0001	3-08719-0073	3-07014-0001	3-07052-0014
Address	2830 OCEAN PARKWAY	161 CORBIN PLACE	2428 NEPTUNE AVENUE	2914 WEST 28 STREET
Neighborhood	CONEY ISLAND	BRIGHTON BEACH	CONEY ISLAND	CONEY ISLAND
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	1,557	63	172	178
Year Built	1962	1964	1974	1975
Gross SqFt	1,800,000	49,600	147,000	149,954
Estimated Gross Income	\$33,390,000	\$964,944	\$2,748,900	\$2,781,819
Gross Income per SqFt	\$18.55	\$19.45	\$18.70	\$18.55
Estimated Expense	\$23,292,000	\$507,317	\$1,320,060	\$1,723,633
Expense SqFt	\$12.94	\$10.23	\$8.98	\$11.49
Net Operating Income	\$10,098,000	\$457,627	\$1,428,840	\$1,058,186
Full Market Value	\$72,611,000	\$3,105,000	\$8,325,000	\$7,609,000
Market Value per SqFt	\$40.34	\$62.60	\$56.63	\$50.74
Distance from Cooperative in miles		0.87	1.20	1.39

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07260-0009	3-08665-0547	3-08661-0001	3-07237-0002
Address	2815 OCEAN PARKWAY	2911 BRIGHTON 5 STREET	2901 OCEAN PARKWAY	2775 SHORE PARKWAY
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	68	106	64	120
Year Built	1963	1963	1926	1951
Gross SqFt	59,700	100,300	51,192	97,440
Estimated Gross Income	\$835,800	\$1,388,240	\$716,829	\$1,568,445
Gross Income per SqFt	\$14.00	\$13.84	\$14.00	\$16.10
Estimated Expense	\$462,078	\$721,835	\$396,460	\$625,600
Expense SqFt	\$7.74	\$7.20	\$7.74	\$6.42
Net Operating Income	\$373,722	\$666,405	\$320,369	\$942,845
Full Market Value	\$2,459,000	\$4,393,000	\$2,108,000	\$5,192,000
Market Value per SqFt	\$41.19	\$43.80	\$41.18	\$53.28
Distance from Cooperative in miles		0.18	0.16	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07260-0028	3-08665-0547	3-07238-0002	3-07237-0002
Address	2727 OCEAN PARKWAY	2911 BRIGHTON 5 STREET	9 MURDOCK COURT	2775 SHORE PARKWAY
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	174	106	180	120
Year Built	1956	1963	1949	1951
Gross SqFt	150,000	100,300	169,632	97,440
Estimated Gross Income	\$2,080,500	\$1,388,240	\$2,352,663	\$1,568,445
Gross Income per SqFt	\$13.87	\$13.84	\$13.87	\$16.10
Estimated Expense	\$769,500	\$721,835	\$869,402	\$625,600
Expense SqFt	\$5.13	\$7.20	\$5.13	\$6.42
Net Operating Income	\$1,311,000	\$666,405	\$1,483,261	\$942,845
Full Market Value	\$8,640,000	\$4,393,000	\$6,479,000	\$5,192,000
Market Value per SqFt	\$57.60	\$43.80	\$38.19	\$53.28
Distance from Cooperative in miles		0.18	0.31	0.21

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07268-0001	3-07055-0013	3-07014-0001	3-06911-0006
Address	2885 WEST 12 STREET	2950 WEST 24 STREET	2428 NEPTUNE AVENUE	2629 CROPSEY AVENUE
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	1,760	360	172	106
Year Built	1960	1972	1974	1987
Gross SqFt	1,736,700	380,000	147,000	75,586
Estimated Gross Income	\$32,215,785	\$6,646,013	\$2,748,900	\$1,427,023
Gross Income per SqFt	\$18.55	\$17.49	\$18.70	\$18.88
Estimated Expense	\$22,472,898	\$3,181,083	\$1,320,060	\$699,264
Expense SqFt	\$12.94	\$8.37	\$8.98	\$9.25
Net Operating Income	\$9,742,887	\$3,464,930	\$1,428,840	\$727,759
Full Market Value	\$70,057,000	\$25,001,000	\$8,325,000	\$4,575,000
Market Value per SqFt	\$40.34	\$65.79	\$56.63	\$60.53
Distance from Cooperative in miles		0.73	0.73	1.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07274-0001	3-07274-0020	3-07274-0035	3-07235-0001
Address	460 NEPTUNE AVENUE	2940 OCEAN PARKWAY	3000 OCEAN PARKWAY	2612 WEST STREET
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	572	445	441	240
Year Built	1964	1964	1964	1951
Gross SqFt	623,800	470,000	470,000	194,880
Estimated Gross Income	\$9,675,138	\$6,890,200	\$7,289,700	\$3,136,890
Gross Income per SqFt	\$15.51	\$14.66	\$15.51	\$16.10
Estimated Expense	\$3,474,566	\$3,651,900	\$3,647,200	\$1,191,975
Expense SqFt	\$5.57	\$7.77	\$7.76	\$6.12
Net Operating Income	\$6,200,572	\$3,238,300	\$3,642,500	\$1,944,915
Full Market Value	\$42,481,000	\$22,359,000	\$24,955,000	\$10,373,000
Market Value per SqFt	\$68.10	\$47.57	\$53.10	\$53.23
Distance from Cooperative in miles		0.00	0.00	0.47

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07274-0015	3-07274-0020	3-07274-0035	3-07235-0001
Address	440 NEPTUNE AVENUE	2940 OCEAN PARKWAY	3000 OCEAN PARKWAY	2612 WEST STREET
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	572	445	441	240
Year Built	1964	1964	1964	1951
Gross SqFt	623,806	470,000	470,000	194,880
Estimated Gross Income	\$9,675,231	\$6,890,200	\$7,289,700	\$3,136,890
Gross Income per SqFt	\$15.51	\$14.66	\$15.51	\$16.10
Estimated Expense	\$3,474,599	\$3,651,900	\$3,647,200	\$1,191,975
Expense SqFt	\$5.57	\$7.77	\$7.76	\$6.12
Net Operating Income	\$6,200,632	\$3,238,300	\$3,642,500	\$1,944,915
Full Market Value	\$42,482,000	\$22,359,000	\$24,955,000	\$10,373,000
Market Value per SqFt	\$68.10	\$47.57	\$53.10	\$53.23
Distance from Cooperative in miles		0.00	0.00	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07274-0060	3-07274-0020	3-07274-0035	3-07235-0001
Address	2915 WEST 5 STREET	2940 OCEAN PARKWAY	3000 OCEAN PARKWAY	2612 WEST STREET
Neighborhood	CONEY ISLAND	CONEY ISLAND	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	528	445	441	240
Year Built	1964	1964	1964	1951
Gross SqFt	491,050	470,000	470,000	194,880
Estimated Gross Income	\$7,616,186	\$6,890,200	\$7,289,700	\$3,136,890
Gross Income per SqFt	\$15.51	\$14.66	\$15.51	\$16.10
Estimated Expense	\$2,735,149	\$3,651,900	\$3,647,200	\$1,191,975
Expense SqFt	\$5.57	\$7.77	\$7.76	\$6.12
Net Operating Income	\$4,881,037	\$3,238,300	\$3,642,500	\$1,944,915
Full Market Value	\$33,441,000	\$22,359,000	\$24,955,000	\$10,373,000
Market Value per SqFt	\$68.10	\$47.57	\$53.10	\$53.23
Distance from Cooperative in miles		0.00	0.00	0.47

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07322-0007	3-07321-0001	3-07350-0055	3-07294-0049
Address	1716 AVENUE T	1600 AVENUE T	2147 EAST 17 STREET	1985 EAST 15 STREET
Neighborhood	MADISON	MADISON	SHEEPSHEAD BAY	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	64	60	48
Year Built	1932	1961	1939	1930
Gross SqFt	55,800	51,348	57,552	36,000
Estimated Gross Income	\$675,882	\$703,425	\$777,345	\$457,403
Gross Income per SqFt	\$12.11	\$13.70	\$13.51	\$12.71
Estimated Expense	\$372,591	\$374,146	\$466,751	\$246,432
Expense SqFt	\$6.68	\$7.29	\$8.11	\$6.85
Net Operating Income	\$303,291	\$329,279	\$310,594	\$210,971
Full Market Value	\$1,716,000	\$2,175,000	\$2,056,000	\$1,375,000
Market Value per SqFt	\$30.75	\$42.36	\$35.72	\$38.19
Distance from Cooperative in miles		0.05	0.15	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07323-0025	3-07321-0001	3-07322-0027	3-07299-0057
Address	2060 EAST 19 STREET	1600 AVENUE T	2050 EAST 18 STREET	2435 OCEAN AVENUE
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	64	59	65
Year Built	1964	1961	1933	1941
Gross SqFt	79,356	51,348	62,800	71,400
Estimated Gross Income	\$954,689	\$703,425	\$617,047	\$762,224
Gross Income per SqFt	\$12.03	\$13.70	\$9.83	\$10.68
Estimated Expense	\$497,734	\$374,146	\$333,360	\$428,716
Expense SqFt	\$6.27	\$7.29	\$5.31	\$6.00
Net Operating Income	\$456,955	\$329,279	\$283,687	\$333,508
Full Market Value	\$2,909,000	\$2,175,000	\$1,584,000	\$2,068,000
Market Value per SqFt	\$36.66	\$42.36	\$25.22	\$28.96
Distance from Cooperative in miles		0.10	0.05	0.20

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07335-0068	3-07299-0057	3-06825-0008	3-06825-0033
Address	3395 NOSTRAND AVENUE	2435 OCEAN AVENUE	2270 OCEAN AVENUE	2330 OCEAN AVENUE
Neighborhood	MADISON	MADISON	MADISON	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	65	53	48
Year Built	1963	1941	1931	1938
Gross SqFt	90,000	71,400	56,600	47,000
Estimated Gross Income	\$961,200	\$762,224	\$635,970	\$497,004
Gross Income per SqFt	\$10.68	\$10.68	\$11.24	\$10.57
Estimated Expense	\$439,200	\$428,716	\$353,513	\$285,906
Expense SqFt	\$4.88	\$6.00	\$6.25	\$6.08
Net Operating Income	\$522,000	\$333,508	\$282,457	\$211,098
Full Market Value	\$3,236,000	\$2,068,000	\$1,518,000	\$1,311,000
Market Value per SqFt	\$35.96	\$28.96	\$26.82	\$27.89
Distance from Cooperative in miles		0.53	0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07355-0042	3-07380-0013	3-07299-0057	
Address	2195 EAST 22 STREET	2662 OCEAN AVENUE	2435 OCEAN AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	77	65	
Year Built	1942	1931	1941	
Gross SqFt	84,000	79,200	71,400	
Estimated Gross Income	\$816,480	\$633,339	\$762,224	
Gross Income per SqFt	\$9.72	\$8.00	\$10.68	
Estimated Expense	\$418,320	\$333,925	\$428,716	
Expense SqFt	\$4.98	\$4.22	\$6.00	
Net Operating Income	\$398,160	\$299,414	\$333,508	
Full Market Value	\$2,359,000	\$1,496,000	\$2,068,000	
Market Value per SqFt	\$28.08	\$18.89	\$28.96	
Distance from Cooperative in miles		0.20	0.33	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07369-0027	3-07308-0032	3-07357-0001	
Address	2190 BRIGHAM STREET	3280 NOSTRAND AVENUE	4190 BEDFORD AVENUE	
Neighborhood	SHEEPSHEAD BAY	MADISON	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	162	181	83	
Year Built	1952	1961	1961	
Gross SqFt	167,760	186,257	75,000	
Estimated Gross Income	\$2,645,575	\$2,966,960	\$1,170,238	
Gross Income per SqFt	\$15.77	\$15.93	\$15.60	
Estimated Expense	\$1,191,096	\$1,477,890	\$603,687	
Expense SqFt	\$7.10	\$7.93	\$8.05	
Net Operating Income	\$1,454,479	\$1,489,070	\$566,551	
Full Market Value	\$9,945,000	\$10,163,000	\$3,879,000	
Market Value per SqFt	\$59.28	\$54.56	\$51.72	
Distance from Cooperative in miles		0.47	0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07370-0021	3-07357-0001	3-07422-0146	3-08791-0224
Address	3105 AVENUE V	4190 BEDFORD AVENUE	2835 OCEAN AVENUE	3685 NOSTRAND AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	83	200	50
Year Built	1952	1961	1949	1966
Gross SqFt	154,263	75,000	159,996	35,520
Estimated Gross Income	\$2,071,752	\$1,170,238	\$2,148,300	\$461,948
Gross Income per SqFt	\$13.43	\$15.60	\$13.43	\$13.01
Estimated Expense	\$871,586	\$603,687	\$1,201,982	\$266,441
Expense SqFt	\$5.65	\$8.05	\$7.51	\$7.50
Net Operating Income	\$1,200,166	\$566,551	\$946,318	\$195,507
Full Market Value	\$7,952,000	\$3,879,000	\$6,270,000	\$1,303,000
Market Value per SqFt	\$51.55	\$51.72	\$39.19	\$36.68
Distance from Cooperative in miles		0.65	0.97	0.99

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07373-0029	3-07344-0020	3-07317-0023	
Address	2277 HOMECREST AVENUE	2134 HOMECREST AVENUE	2044 EAST 13 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	113	70	48	
Year Built	1962	1928	1934	
Gross SqFt	112,700	75,300	46,800	
Estimated Gross Income	\$1,188,985	\$791,390	\$495,144	
Gross Income per SqFt	\$10.55	\$10.51	\$10.58	
Estimated Expense	\$409,101	\$484,885	\$287,352	
Expense SqFt	\$3.63	\$6.44	\$6.14	
Net Operating Income	\$779,884	\$306,505	\$207,792	
Full Market Value	\$4,843,000	\$1,738,000	\$1,122,000	
Market Value per SqFt	\$42.97	\$23.08	\$23.97	
Distance from Cooperative in miles		0.16	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07380-0024	3-07380-0013	3-07405-0058	3-07322-0027
Address	2678 OCEAN AVENUE	2662 OCEAN AVENUE	2753 OCEAN AVENUE	2050 EAST 18 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	77	42	59
Year Built	1963	1931	1940	1933
Gross SqFt	64,122	79,200	37,800	62,800
Estimated Gross Income	\$630,319	\$633,339	\$397,367	\$617,047
Gross Income per SqFt	\$9.83	\$8.00	\$10.51	\$9.83
Estimated Expense	\$310,992	\$333,925	\$237,359	\$333,360
Expense SqFt	\$4.85	\$4.22	\$6.28	\$5.31
Net Operating Income	\$319,327	\$299,414	\$160,008	\$283,687
Full Market Value	\$1,890,000	\$1,496,000	\$938,000	\$1,584,000
Market Value per SqFt	\$29.48	\$18.89	\$24.81	\$25.22
Distance from Cooperative in miles		0.07	0.15	0.35

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07381-0006	3-07378-0078	3-07350-0055	
Address	2020 AVENUE V	2222 EAST 18 STREET	2147 EAST 17 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	50	67	60	
Year Built	1961	1963	1939	
Gross SqFt	50,463	55,674	57,552	
Estimated Gross Income	\$702,445	\$797,419	\$777,345	
Gross Income per SqFt	\$13.92	\$14.32	\$13.51	
Estimated Expense	\$339,616	\$436,153	\$466,751	
Expense SqFt	\$6.73	\$7.83	\$8.11	
Net Operating Income	\$362,829	\$361,266	\$310,594	
Full Market Value	\$2,390,000	\$2,502,000	\$2,056,000	
Market Value per SqFt	\$47.36	\$44.94	\$35.72	
Distance from Cooperative in miles		0.17	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07381-0073	3-07405-0058	3-07354-0036	3-07405-0052
Address	2701 OCEAN AVENUE	2753 OCEAN AVENUE	2113 AVENUE V	2765 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	42	30	60
Year Built	1959	1940	1932	1930
Gross SqFt	47,397	37,800	46,200	57,000
Estimated Gross Income	\$498,142	\$397,367	\$404,428	\$627,317
Gross Income per SqFt	\$10.51	\$10.51	\$8.75	\$11.01
Estimated Expense	\$206,177	\$237,359	\$227,761	\$356,042
Expense SqFt	\$4.35	\$6.28	\$4.93	\$6.25
Net Operating Income	\$291,965	\$160,008	\$176,667	\$271,275
Full Market Value	\$1,814,000	\$938,000	\$869,000	\$1,342,000
Market Value per SqFt	\$38.27	\$24.81	\$18.81	\$23.54
Distance from Cooperative in miles		0.15	0.18	0.15

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07381-0079	3-07380-0013	3-07378-0078	3-07405-0052
Address	2675 OCEAN AVENUE	2662 OCEAN AVENUE	2222 EAST 18 STREET	2765 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	77	67	60
Year Built	1954	1931	1963	1930
Gross SqFt	98,000	79,200	55,674	57,000
Estimated Gross Income	\$1,078,980	\$633,339	\$797,419	\$627,317
Gross Income per SqFt	\$11.01	\$8.00	\$14.32	\$11.01
Estimated Expense	\$465,500	\$333,925	\$436,153	\$356,042
Expense SqFt	\$4.75	\$4.22	\$7.83	\$6.25
Net Operating Income	\$613,480	\$299,414	\$361,266	\$271,275
Full Market Value	\$3,791,000	\$1,496,000	\$2,502,000	\$1,342,000
Market Value per SqFt	\$38.68	\$18.89	\$44.94	\$23.54
Distance from Cooperative in miles		0.09	0.18	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07392-0001	3-07422-0146	3-07422-0917	
Address	2212 BRIGHAM STREET	2835 OCEAN AVENUE	2440 EAST 29 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	324	200	113	
Year Built	1953	1949	1961	
Gross SqFt	343,584	159,996	117,500	
Estimated Gross Income	\$4,418,490	\$2,148,300	\$1,443,094	
Gross Income per SqFt	\$12.86	\$13.43	\$12.28	
Estimated Expense	\$2,219,553	\$1,201,982	\$813,915	
Expense SqFt	\$6.46	\$7.51	\$6.93	
Net Operating Income	\$2,198,937	\$946,318	\$629,179	
Full Market Value	\$14,675,000	\$6,270,000	\$3,990,000	
Market Value per SqFt	\$42.71	\$39.19	\$33.96	
Distance from Cooperative in miles		0.86	0.51	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07397-0001	3-07397-0034	3-07396-0053	3-07414-0033
Address	1075 SHEEPSHEAD BAY ROAD	1245 AVENUE X	2355 EAST 12 STREET	1229 AVENUE Y
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	135	121	55
Year Built	1963	1963	1963	1962
Gross SqFt	89,615	124,636	114,300	46,087
Estimated Gross Income	\$926,324	\$1,767,453	\$1,602,166	\$607,555
Gross Income per SqFt	\$10.34	\$14.18	\$14.02	\$13.18
Estimated Expense	\$473,381	\$924,497	\$782,163	\$330,717
Expense SqFt	\$5.28	\$7.42	\$6.84	\$7.18
Net Operating Income	\$452,943	\$842,956	\$820,003	\$276,838
Full Market Value	\$2,783,000	\$5,808,000	\$5,394,000	\$1,840,000
Market Value per SqFt	\$31.06	\$46.60	\$47.19	\$39.92
Distance from Cooperative in miles		0.00	0.04	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07397-0085	3-07397-0034	3-07414-0033	3-07378-0078
Address	1200 GRAVESSEND NECK ROAD	1245 AVENUE X	1229 AVENUE Y	2222 EAST 18 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	135	55	67
Year Built	1963	1963	1962	1963
Gross SqFt	70,710	124,636	46,087	55,674
Estimated Gross Income	\$991,354	\$1,767,453	\$607,555	\$797,419
Gross Income per SqFt	\$14.02	\$14.18	\$13.18	\$14.32
Estimated Expense	\$420,017	\$924,497	\$330,717	\$436,153
Expense SqFt	\$5.94	\$7.42	\$7.18	\$7.83
Net Operating Income	\$571,337	\$842,956	\$276,838	\$361,266
Full Market Value	\$3,758,000	\$5,808,000	\$1,840,000	\$2,502,000
Market Value per SqFt	\$53.15	\$46.60	\$39.92	\$44.94
Distance from Cooperative in miles		0.00	0.18	0.31

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07398-0002	3-07378-0078	3-07397-0034	3-07396-0053
Address	2299 EAST 13 STREET	2222 EAST 18 STREET	1245 AVENUE X	2355 EAST 12 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	67	135	121
Year Built	1960	1963	1963	1963
Gross SqFt	59,145	55,674	124,636	114,300
Estimated Gross Income	\$829,213	\$797,419	\$1,767,453	\$1,602,166
Gross Income per SqFt	\$14.02	\$14.32	\$14.18	\$14.02
Estimated Expense	\$351,321	\$436,153	\$924,497	\$782,163
Expense SqFt	\$5.94	\$7.83	\$7.42	\$6.84
Net Operating Income	\$477,892	\$361,266	\$842,956	\$820,003
Full Market Value	\$3,144,000	\$2,502,000	\$5,808,000	\$5,394,000
Market Value per SqFt	\$53.16	\$44.94	\$46.60	\$47.19
Distance from Cooperative in miles		0.26	0.06	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07422-0040	3-07422-0917	3-08791-0224	3-07422-0101
Address	2939 AVENUE Y	2440 EAST 29 STREET	3685 NOSTRAND AVENUE	2813 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	113	50	60
Year Built	1960	1961	1966	1929
Gross SqFt	44,100	117,500	35,520	55,920
Estimated Gross Income	\$541,548	\$1,443,094	\$461,948	\$537,965
Gross Income per SqFt	\$12.28	\$12.28	\$13.01	\$9.62
Estimated Expense	\$320,607	\$813,915	\$266,441	\$300,313
Expense SqFt	\$7.27	\$6.93	\$7.50	\$5.37
Net Operating Income	\$220,941	\$629,179	\$195,507	\$237,652
Full Market Value	\$1,401,000	\$3,990,000	\$1,303,000	\$1,408,000
Market Value per SqFt	\$31.77	\$33.96	\$36.68	\$25.18
Distance from Cooperative in miles		0.11	0.44	0.50

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07422-1042	3-07433-0013	3-08815-0042	
Address	2427 EAST 29 STREET	1230 AVENUE Y	3022 EMMONS AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	169	145	134	
Year Built	1955	1961	1972	
Gross SqFt	210,028	151,800	144,750	
Estimated Gross Income	\$2,952,994	\$2,270,561	\$2,329,028	
Gross Income per SqFt	\$14.06	\$14.96	\$16.09	
Estimated Expense	\$1,476,497	\$1,208,582	\$1,117,470	
Expense SqFt	\$7.03	\$7.96	\$7.72	
Net Operating Income	\$1,476,497	\$1,061,979	\$1,211,558	
Full Market Value	\$9,708,000	\$7,315,000	\$8,258,000	
Market Value per SqFt	\$46.22	\$48.19	\$57.05	
Distance from Cooperative in miles		0.91	0.64	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07423-0011	3-07422-0917	3-07422-0146	3-07308-0032
Address	2425 HARING STREET	2440 EAST 29 STREET	2835 OCEAN AVENUE	3280 NOSTRAND AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	240	113	200	181
Year Built	1953	1961	1949	1961
Gross SqFt	242,160	117,500	159,996	186,257
Estimated Gross Income	\$3,252,209	\$1,443,094	\$2,148,300	\$2,966,960
Gross Income per SqFt	\$13.43	\$12.28	\$13.43	\$15.93
Estimated Expense	\$1,368,204	\$813,915	\$1,201,982	\$1,477,890
Expense SqFt	\$5.65	\$6.93	\$7.51	\$7.93
Net Operating Income	\$1,884,005	\$629,179	\$946,318	\$1,489,070
Full Market Value	\$12,483,000	\$3,990,000	\$6,270,000	\$10,163,000
Market Value per SqFt	\$51.55	\$33.96	\$39.19	\$54.56
Distance from Cooperative in miles		0.15	0.55	0.78

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07433-0025	3-07396-0053	3-07397-0034	3-07458-0036
Address	2546 EAST 13 STREET	2355 EAST 12 STREET	1245 AVENUE X	3255 SHORE PARKWAY
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	115	121	135	76
Year Built	1960	1963	1963	1955
Gross SqFt	115,842	114,300	124,636	64,600
Estimated Gross Income	\$1,642,640	\$1,602,166	\$1,767,453	\$923,780
Gross Income per SqFt	\$14.18	\$14.02	\$14.18	\$14.30
Estimated Expense	\$451,784	\$782,163	\$924,497	\$498,712
Expense SqFt	\$3.90	\$6.84	\$7.42	\$7.72
Net Operating Income	\$1,190,856	\$820,003	\$842,956	\$425,068
Full Market Value	\$8,258,000	\$5,394,000	\$5,808,000	\$2,945,000
Market Value per SqFt	\$71.29	\$47.19	\$46.60	\$45.59
Distance from Cooperative in miles		0.29	0.31	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07433-0040	3-07396-0053	3-08764-0010	3-07397-0034
Address	1213 AVENUE Z	2355 EAST 12 STREET	2750 HOMECREST AVENUE	1245 AVENUE X
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	250	121	188	135
Year Built	1960	1963	1959	1963
Gross SqFt	205,454	114,300	194,425	124,636
Estimated Gross Income	\$2,880,465	\$1,602,166	\$2,463,389	\$1,767,453
Gross Income per SqFt	\$14.02	\$14.02	\$12.67	\$14.18
Estimated Expense	\$1,220,397	\$782,163	\$1,392,038	\$924,497
Expense SqFt	\$5.94	\$6.84	\$7.16	\$7.42
Net Operating Income	\$1,660,068	\$820,003	\$1,071,351	\$842,956
Full Market Value	\$10,920,000	\$5,394,000	\$7,169,000	\$5,808,000
Market Value per SqFt	\$53.15	\$47.19	\$36.87	\$46.60
Distance from Cooperative in miles		0.29	0.33	0.31

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07441-0231	3-07422-0101	3-07465-0040	3-07405-0058
Address	2600 EAST 21 STREET	2813 OCEAN AVENUE	3051 OCEAN AVENUE	2753 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	60	69	42
Year Built	1959	1929	1938	1940
Gross SqFt	52,360	55,920	61,000	37,800
Estimated Gross Income	\$576,484	\$537,965	\$740,963	\$397,367
Gross Income per SqFt	\$11.01	\$9.62	\$12.15	\$10.51
Estimated Expense	\$248,710	\$300,313	\$341,055	\$237,359
Expense SqFt	\$4.75	\$5.37	\$5.59	\$6.28
Net Operating Income	\$327,774	\$237,652	\$399,908	\$160,008
Full Market Value	\$2,025,000	\$1,408,000	\$1,947,000	\$938,000
Market Value per SqFt	\$38.67	\$25.18	\$31.92	\$24.81
Distance from Cooperative in miles		0.15	0.16	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07441-0245	3-07465-0040	3-07404-0020	3-07422-0146
Address	2951 OCEAN AVENUE	3051 OCEAN AVENUE	2770 OCEAN AVENUE	2835 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	69	106	200
Year Built	1957	1938	1963	1949
Gross SqFt	86,000	61,000	97,157	159,996
Estimated Gross Income	\$1,154,980	\$740,963	\$1,553,576	\$2,148,300
Gross Income per SqFt	\$13.43	\$12.15	\$15.99	\$13.43
Estimated Expense	\$600,590	\$341,055	\$784,572	\$1,201,982
Expense SqFt	\$6.98	\$5.59	\$8.08	\$7.51
Net Operating Income	\$554,390	\$399,908	\$769,004	\$946,318
Full Market Value	\$3,245,000	\$1,947,000	\$5,246,000	\$6,270,000
Market Value per SqFt	\$37.73	\$31.92	\$54.00	\$39.19
Distance from Cooperative in miles		0.16	0.30	0.15

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07447-0028	3-04452-0020	3-00817-0005	
Address	2520 BATCHELDER STREET	1325 PENNSYLVANIA AVENUE	5301 6 AVENUE	
Neighborhood	SHEEPSHEAD BAY	SPRING CREEK	SUNSET PARK	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR	
Total Units	540	1,164	32	
Year Built	1958	1972	1911	
Gross SqFt	583,000	1,485,000	35,563	
Estimated Gross Income	\$8,849,940	\$20,584,288	\$586,784	
Gross Income per SqFt	\$15.18	\$13.86	\$16.50	
Estimated Expense	\$4,823,217	\$12,168,435	\$292,313	
Expense SqFt	\$8.27	\$8.19	\$8.22	
Net Operating Income	\$4,026,723	\$8,415,853	\$294,471	
Full Market Value	\$27,675,000	\$55,466,000	\$1,665,000	
Market Value per SqFt	\$47.47	\$37.35	\$46.82	
Distance from Cooperative in miles		4.79	5.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07449-0001	3-04452-0001	3-04435-0001	3-04595-0015
Address	3020 AVENUE Y	1260 CROTON LOOP	1155 PENNSYLVANIA AVENUE	1022 EAST 93 STREET
Neighborhood	SHEEPSHEAD BAY	SPRING CREEK	SPRING CREEK	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	360	1,168	780	439
Year Built	1960	1972	1971	1976
Gross SqFt	408,000	1,493,793	997,720	676,350
Estimated Gross Income	\$5,430,480	\$20,027,763	\$13,277,638	\$5,985,304
Gross Income per SqFt	\$13.31	\$13.41	\$13.31	\$8.85
Estimated Expense	\$3,198,720	\$11,996,674	\$7,820,557	\$3,594,573
Expense SqFt	\$7.84	\$8.03	\$7.84	\$5.31
Net Operating Income	\$2,231,760	\$8,031,089	\$5,457,081	\$2,390,731
Full Market Value	\$14,815,000	\$53,225,000	\$36,226,000	\$14,262,000
Market Value per SqFt	\$36.31	\$35.63	\$36.31	\$21.09
Distance from Cooperative in miles		4.81	5.06	5.01

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07456-0006	3-08764-0028	3-08771-0101	
Address	2616 HOMECREST AVENUE	2775 HOMECREST AVENUE	2775 EAST 16 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	140	188	91	
Year Built	1958	1960	1942	
Gross SqFt	123,786	194,425	96,828	
Estimated Gross Income	\$1,392,593	\$2,303,866	\$1,008,383	
Gross Income per SqFt	\$11.25	\$11.85	\$10.41	
Estimated Expense	\$621,406	\$1,065,729	\$494,856	
Expense SqFt	\$5.02	\$5.48	\$5.11	
Net Operating Income	\$771,187	\$1,238,137	\$513,527	
Full Market Value	\$4,967,000	\$6,215,000	\$2,563,000	
Market Value per SqFt	\$40.13	\$31.97	\$26.47	
Distance from Cooperative in miles		0.23	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07457-0001	3-07457-0046	3-07433-0013	
Address	2620 EAST 13 STREET	2685 HOMECREST AVENUE	1230 AVENUE Y	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	192	76	145	
Year Built	1952	1959	1961	
Gross SqFt	188,374	54,678	151,800	
Estimated Gross Income	\$3,117,590	\$991,071	\$2,270,561	
Gross Income per SqFt	\$16.55	\$18.13	\$14.96	
Estimated Expense	\$1,199,942	\$528,430	\$1,208,582	
Expense SqFt	\$6.37	\$9.66	\$7.96	
Net Operating Income	\$1,917,648	\$462,641	\$1,061,979	
Full Market Value	\$13,881,000	\$3,256,000	\$7,315,000	
Market Value per SqFt	\$73.69	\$59.55	\$48.19	
Distance from Cooperative in miles		0.00	0.15	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07457-0055	3-07457-0046	3-08764-0028	3-08764-0010
Address	2665 HOMECREST AVENUE	2685 HOMECREST AVENUE	2775 HOMECREST AVENUE	2750 HOMECREST AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	157	76	188	188
Year Built	1962	1959	1960	1959
Gross SqFt	136,296	54,678	194,425	194,425
Estimated Gross Income	\$1,726,870	\$991,071	\$2,303,866	\$2,463,389
Gross Income per SqFt	\$12.67	\$18.13	\$11.85	\$12.67
Estimated Expense	\$730,547	\$528,430	\$1,065,729	\$1,392,038
Expense SqFt	\$5.36	\$9.66	\$5.48	\$7.16
Net Operating Income	\$996,323	\$462,641	\$1,238,137	\$1,071,351
Full Market Value	\$6,667,000	\$3,256,000	\$6,215,000	\$7,169,000
Market Value per SqFt	\$48.92	\$59.55	\$31.97	\$36.87
Distance from Cooperative in miles		0.00	0.18	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07470-0059	3-07467-0013	3-07444-0023	3-07439-0006
Address	4665 BEDFORD AVENUE	2654 EAST 23 STREET	2821 AVENUE Z	2502 EAST 19 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	12	43
Year Built	1980	1982	1935	1928
Gross SqFt	12,152	10,248	9,600	28,722
Estimated Gross Income	\$196,255	\$195,452	\$155,000	\$424,037
Gross Income per SqFt	\$16.15	\$19.07	\$16.15	\$14.76
Estimated Expense	\$77,894	\$93,366	\$61,536	\$221,992
Expense SqFt	\$6.41	\$9.11	\$6.41	\$7.73
Net Operating Income	\$118,361	\$102,086	\$93,464	\$202,045
Full Market Value	\$806,000	\$584,000	\$637,000	\$1,375,000
Market Value per SqFt	\$66.33	\$56.99	\$66.35	\$47.87
Distance from Cooperative in miles		0.15	0.21	0.40

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07475-0001	3-08764-0010	3-07422-0146	3-08815-0042
Address	3901 NOSTRAND AVENUE	2750 HOMECREST AVENUE	2835 OCEAN AVENUE	3022 EMMONS AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	246	188	200	134
Year Built	1961	1959	1949	1972
Gross SqFt	221,000	194,425	159,996	144,750
Estimated Gross Income	\$2,968,030	\$2,463,389	\$2,148,300	\$2,329,028
Gross Income per SqFt	\$13.43	\$12.67	\$13.43	\$16.09
Estimated Expense	\$1,484,015	\$1,392,038	\$1,201,982	\$1,117,470
Expense SqFt	\$6.72	\$7.16	\$7.51	\$7.72
Net Operating Income	\$1,484,015	\$1,071,351	\$946,318	\$1,211,558
Full Market Value	\$9,833,000	\$7,169,000	\$6,270,000	\$8,258,000
Market Value per SqFt	\$44.49	\$36.87	\$39.19	\$57.05
Distance from Cooperative in miles		0.98	0.59	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07554-0038	3-07554-0043	3-07556-0053	3-07674-0030
Address	2610 GLENWOOD ROAD	2620 GLENWOOD ROAD	120 KENILWORTH PLACE	1903 OCEAN AVENUE
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	54	84	54
Year Built	1926	1926	1940	1926
Gross SqFt	44,200	44,300	71,250	46,000
Estimated Gross Income	\$605,880	\$631,889	\$1,215,816	\$606,747
Gross Income per SqFt	\$13.71	\$14.26	\$17.06	\$13.19
Estimated Expense	\$368,035	\$381,469	\$608,187	\$324,351
Expense SqFt	\$8.33	\$8.61	\$8.54	\$7.05
Net Operating Income	\$237,845	\$250,420	\$607,629	\$282,396
Full Market Value	\$1,571,000	\$1,727,000	\$4,392,000	\$1,877,000
Market Value per SqFt	\$35.54	\$38.98	\$61.64	\$40.80
Distance from Cooperative in miles		0.00	0.09	1.25

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07558-0063	3-07554-0043	3-07577-0025	
Address	720 EAST 31 STREET	2620 GLENWOOD ROAD	3101 AURELIA COURT	
Neighborhood	FLATBUSH-EAST	MIDWOOD	FLATBUSH-EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	63	54	96	
Year Built	1963	1926	1954	
Gross SqFt	43,146	44,300	114,120	
Estimated Gross Income	\$548,386	\$631,889	\$1,273,576	
Gross Income per SqFt	\$12.71	\$14.26	\$11.16	
Estimated Expense	\$267,074	\$381,469	\$754,520	
Expense SqFt	\$6.19	\$8.61	\$6.61	
Net Operating Income	\$281,312	\$250,420	\$519,056	
Full Market Value	\$1,882,000	\$1,727,000	\$3,347,000	
Market Value per SqFt	\$43.62	\$38.98	\$29.33	
Distance from Cooperative in miles		0.22	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07559-0023	3-07554-0043	3-05005-0020	
Address	745 EAST 31 STREET	2620 GLENWOOD ROAD	2063 NOSTRAND AVENUE	
Neighborhood	FLATBUSH-EAST	MIDWOOD	FLATBUSH-EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	90	54	61	
Year Built	1963	1926	1927	
Gross SqFt	82,440	44,300	50,781	
Estimated Gross Income	\$1,137,672	\$631,889	\$677,461	
Gross Income per SqFt	\$13.80	\$14.26	\$13.34	
Estimated Expense	\$485,572	\$381,469	\$317,299	
Expense SqFt	\$5.89	\$8.61	\$6.25	
Net Operating Income	\$652,100	\$250,420	\$360,162	
Full Market Value	\$4,301,000	\$1,727,000	\$2,390,000	
Market Value per SqFt	\$52.17	\$38.98	\$47.06	
Distance from Cooperative in miles		0.27	0.17	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07560-0001	3-07578-0001	3-07577-0025	3-07562-0001
Address	3215 AVENUE H	3211 FLATBUSH AVENUE	3101 AURELIA COURT	3413 AVENUE H
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	143	96	65
Year Built	1961	1957	1954	1963
Gross SqFt	188,540	141,880	114,120	66,000
Estimated Gross Income	\$2,160,668	\$1,749,814	\$1,273,576	\$756,158
Gross Income per SqFt	\$11.46	\$12.33	\$11.16	\$11.46
Estimated Expense	\$920,075	\$926,912	\$754,520	\$462,796
Expense SqFt	\$4.88	\$6.53	\$6.61	\$7.01
Net Operating Income	\$1,240,593	\$822,902	\$519,056	\$293,362
Full Market Value	\$7,964,000	\$5,038,000	\$3,347,000	\$1,883,000
Market Value per SqFt	\$42.24	\$35.51	\$29.33	\$28.53
Distance from Cooperative in miles		0.22	0.17	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07579-0010	3-07612-0011	3-07578-0057	3-07559-0011
Address	1655 FLATBUSH AVENUE	2425 NOSTRAND AVENUE	3210 AVENUE H	777 EAST 31 STREET
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	644	178	78	125
Year Built	1964	1955	1941	1961
Gross SqFt	689,000	204,830	78,420	110,604
Estimated Gross Income	\$7,840,820	\$2,433,941	\$892,225	\$1,118,724
Gross Income per SqFt	\$11.38	\$11.88	\$11.38	\$10.11
Estimated Expense	\$4,285,580	\$1,466,898	\$488,107	\$659,969
Expense SqFt	\$6.22	\$7.16	\$6.22	\$5.97
Net Operating Income	\$3,555,240	\$967,043	\$404,118	\$458,755
Full Market Value	\$22,330,000	\$6,083,000	\$2,475,000	\$2,861,000
Market Value per SqFt	\$32.41	\$29.70	\$31.56	\$25.87
Distance from Cooperative in miles		0.41	0.09	0.18

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07579-0029	3-07612-0011	3-07617-0025	
Address	3310 AVENUE H	2425 NOSTRAND AVENUE	1149 EAST 35 STREET	
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	FLATBUSH-EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	360	178	78	
Year Built	1950	1955	1955	
Gross SqFt	295,200	204,830	89,772	
Estimated Gross Income	\$3,359,376	\$2,433,941	\$1,021,479	
Gross Income per SqFt	\$11.38	\$11.88	\$11.38	
Estimated Expense	\$1,948,320	\$1,466,898	\$625,402	
Expense SqFt	\$6.60	\$7.16	\$6.97	
Net Operating Income	\$1,411,056	\$967,043	\$396,077	
Full Market Value	\$9,073,000	\$6,083,000	\$2,409,000	
Market Value per SqFt	\$30.74	\$29.70	\$26.83	
Distance from Cooperative in miles		0.41	0.37	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07584-0035	3-07584-0019	3-06700-0012	
Address	1401 OCEAN AVENUE	1439 OCEAN AVENUE	850 EAST 17 STREET	
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	189	72	35	
Year Built	1963	1922	1940	
Gross SqFt	244,188	88,740	42,000	
Estimated Gross Income	\$2,297,809	\$877,343	\$374,723	
Gross Income per SqFt	\$9.41	\$9.89	\$8.92	
Estimated Expense	\$1,091,520	\$523,001	\$186,142	
Expense SqFt	\$4.47	\$5.89	\$4.43	
Net Operating Income	\$1,206,289	\$354,342	\$188,581	
Full Market Value	\$7,165,000	\$2,096,000	\$1,009,000	
Market Value per SqFt	\$29.34	\$23.62	\$24.02	
Distance from Cooperative in miles		0.00	0.28	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07656-0042	3-06748-0016	3-06747-0073	
Address	1801 OCEAN AVENUE	1806 OCEAN AVENUE	1349 EAST 18 STREET	
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	92	35	88	
Year Built	1962	1931	1961	
Gross SqFt	70,884	27,084	81,720	
Estimated Gross Income	\$1,001,591	\$384,470	\$1,148,198	
Gross Income per SqFt	\$14.13	\$14.20	\$14.05	
Estimated Expense	\$457,911	\$165,134	\$569,159	
Expense SqFt	\$6.46	\$6.10	\$6.96	
Net Operating Income	\$543,680	\$219,336	\$579,039	
Full Market Value	\$3,771,000	\$1,521,000	\$3,808,000	
Market Value per SqFt	\$53.20	\$56.16	\$46.60	
Distance from Cooperative in miles		0.07	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07680-0001	3-06770-0001	3-06771-0006	3-06768-0054
Address	2607 AVENUE O	2302 AVENUE O	3620 BEDFORD AVENUE	1695 EAST 21 STREET
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	42	59	61
Year Built	1950	1936	1929	1940
Gross SqFt	62,500	47,300	62,000	78,840
Estimated Gross Income	\$585,000	\$464,013	\$569,169	\$715,993
Gross Income per SqFt	\$9.36	\$9.81	\$9.18	\$9.08
Estimated Expense	\$231,250	\$278,124	\$348,472	\$359,895
Expense SqFt	\$3.70	\$5.88	\$5.62	\$4.56
Net Operating Income	\$353,750	\$185,889	\$220,697	\$356,098
Full Market Value	\$2,102,000	\$1,031,000	\$1,298,000	\$1,925,000
Market Value per SqFt	\$33.63	\$21.80	\$20.94	\$24.42
Distance from Cooperative in miles		0.22	0.18	0.31

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07681-0010	3-07648-0016	3-06772-0015	
Address	2705 KINGS HIGHWAY	2635 NOSTRAND AVENUE	2520 KINGS HIGHWAY	
Neighborhood	MIDWOOD	FLATBUSH-EAST	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	108	54	47	
Year Built	1950	1963	1936	
Gross SqFt	85,165	48,510	54,000	
Estimated Gross Income	\$1,090,112	\$685,619	\$619,530	
Gross Income per SqFt	\$12.80	\$14.13	\$11.47	
Estimated Expense	\$436,045	\$362,542	\$319,727	
Expense SqFt	\$5.12	\$7.47	\$5.92	
Net Operating Income	\$654,067	\$323,077	\$299,803	
Full Market Value	\$4,368,000	\$2,241,000	\$1,749,000	
Market Value per SqFt	\$51.29	\$46.20	\$32.39	
Distance from Cooperative in miles		0.37	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07682-0016	3-07688-0041	3-06770-0031	
Address	2807 KINGS HIGHWAY	2702 KINGS HIGHWAY	2301 KINGS HIGHWAY	
Neighborhood	MIDWOOD	MADISON	MIDWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	84	107	96	
Year Built	1950	1937	1936	
Gross SqFt	65,500	113,820	104,348	
Estimated Gross Income	\$711,985	\$1,372,557	\$1,056,385	
Gross Income per SqFt	\$10.87	\$12.06	\$10.12	
Estimated Expense	\$341,255	\$888,964	\$636,228	
Expense SqFt	\$5.21	\$7.81	\$6.10	
Net Operating Income	\$370,730	\$483,593	\$420,157	
Full Market Value	\$2,295,000	\$3,047,000	\$2,621,000	
Market Value per SqFt	\$35.04	\$26.77	\$25.12	
Distance from Cooperative in miles		0.20	0.31	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-07869-0011	3-07648-0016	3-07630-0027	
Address	2239 TROY AVENUE	2635 NOSTRAND AVENUE	2501 NOSTRAND AVENUE	
Neighborhood	FLATLANDS	FLATBUSH-EAST	FLATBUSH-EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	85	54	112	
Year Built	1953	1963	1953	
Gross SqFt	105,900	48,510	113,850	
Estimated Gross Income	\$1,402,116	\$685,619	\$1,404,901	
Gross Income per SqFt	\$13.24	\$14.13	\$12.34	
Estimated Expense	\$598,335	\$362,542	\$749,304	
Expense SqFt	\$5.65	\$7.47	\$6.58	
Net Operating Income	\$803,781	\$323,077	\$655,597	
Full Market Value	\$5,340,000	\$2,241,000	\$4,154,000	
Market Value per SqFt	\$50.42	\$46.20	\$36.49	
Distance from Cooperative in miles		0.68	0.74	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08378-0001	3-07868-0036	3-07597-0034	3-07808-0036
Address	5607 AVENUE T	20 BAUGHMAN PLACE	1791 NEW YORK AVENUE	3728 AVENUE K
Neighborhood	OLD MILL BASIN	FLATLANDS	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	24	15	58
Year Built	1955	1926	1930	1926
Gross SqFt	18,576	10,750	8,892	41,596
Estimated Gross Income	\$287,556	\$257,706	\$161,970	\$607,474
Gross Income per SqFt	\$15.48	\$23.97	\$18.22	\$14.60
Estimated Expense	\$145,079	\$111,504	\$79,204	\$380,926
Expense SqFt	\$7.81	\$10.37	\$8.91	\$9.16
Net Operating Income	\$142,477	\$146,202	\$82,766	\$226,548
Full Market Value	\$976,000	\$1,004,000	\$596,000	\$1,565,000
Market Value per SqFt	\$52.54	\$93.40	\$67.03	\$37.62
Distance from Cooperative in miles		0.78	1.57	1.22

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08669-0068	3-08669-0093	3-08716-0080	3-08717-0017
Address	3045 OCEAN PARKWAY	2985 OCEAN PARKWAY	3047 BRIGHTON 13 STREET	3075 BRIGHTON 14 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	39	41	35
Year Built	1931	1922	1926	1928
Gross SqFt	35,200	34,000	30,800	25,200
Estimated Gross Income	\$422,048	\$407,788	\$416,251	\$367,668
Gross Income per SqFt	\$11.99	\$11.99	\$13.51	\$14.59
Estimated Expense	\$191,908	\$236,527	\$155,379	\$194,796
Expense SqFt	\$5.45	\$6.96	\$5.04	\$7.73
Net Operating Income	\$230,140	\$171,261	\$260,872	\$172,872
Full Market Value	\$1,466,000	\$1,091,000	\$1,397,000	\$1,194,000
Market Value per SqFt	\$41.65	\$32.09	\$45.36	\$47.38
Distance from Cooperative in miles		0.00	0.61	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08669-0073	3-08669-0093	3-08716-0080	3-08717-0017
Address	3039 OCEAN PARKWAY	2985 OCEAN PARKWAY	3047 BRIGHTON 13 STREET	3075 BRIGHTON 14 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	39	41	35
Year Built	1925	1922	1926	1928
Gross SqFt	28,480	34,000	30,800	25,200
Estimated Gross Income	\$341,475	\$407,788	\$416,251	\$367,668
Gross Income per SqFt	\$11.99	\$11.99	\$13.51	\$14.59
Estimated Expense	\$155,216	\$236,527	\$155,379	\$194,796
Expense SqFt	\$5.45	\$6.96	\$5.04	\$7.73
Net Operating Income	\$186,259	\$171,261	\$260,872	\$172,872
Full Market Value	\$1,186,000	\$1,091,000	\$1,397,000	\$1,194,000
Market Value per SqFt	\$41.64	\$32.09	\$45.36	\$47.38
Distance from Cooperative in miles		0.00	0.61	0.65

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08680-0001	3-07274-0020	3-08684-0062	3-08683-0075
Address	40 BRIGHTON 1 STREET	2940 OCEAN PARKWAY	201 BRIGHTON 1 ROAD	3100 BRIGHTON 2 STREET
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	448	445	108	104
Year Built	1963	1964	1954	1928
Gross SqFt	437,860	470,000	111,912	101,100
Estimated Gross Income	\$5,727,209	\$6,890,200	\$1,435,589	\$1,316,322
Gross Income per SqFt	\$13.08	\$14.66	\$12.83	\$13.02
Estimated Expense	\$2,053,563	\$3,651,900	\$710,488	\$710,733
Expense SqFt	\$4.69	\$7.77	\$6.35	\$7.03
Net Operating Income	\$3,673,646	\$3,238,300	\$725,101	\$605,589
Full Market Value	\$24,460,000	\$22,359,000	\$4,312,000	\$4,035,000
Market Value per SqFt	\$55.86	\$47.57	\$38.53	\$39.91
Distance from Cooperative in miles		0.25	0.08	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08689-0045	3-06026-0001	3-06069-0013	3-08716-0064
Address	3096 BRIGHTON 6 STREET	8415 4 AVENUE	8829 FT HAMILTON PARKWAY	3085 BRIGHTON 13 STREET
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BAY RIDGE	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	70	112	139	77
Year Built	1929	1926	1927	1926
Gross SqFt	83,520	81,000	96,952	67,000
Estimated Gross Income	\$1,496,678	\$1,284,660	\$1,749,014	\$1,435,140
Gross Income per SqFt	\$17.92	\$15.86	\$18.04	\$21.42
Estimated Expense	\$748,339	\$642,330	\$874,507	\$659,950
Expense SqFt	\$8.96	\$7.93	\$9.02	\$9.85
Net Operating Income	\$748,339	\$642,330	\$874,507	\$775,190
Full Market Value	\$5,393,000	\$4,389,000	\$6,301,000	\$5,685,000
Market Value per SqFt	\$64.57	\$54.19	\$64.99	\$84.85
Distance from Cooperative in miles		4.69	4.43	0.33

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08690-0091	3-07234-0001	3-07235-0001	
Address	500 BRIGHTWATER COURT	2612 WEST 2 STREET	2612 WEST STREET	
Neighborhood	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	195	240	240	
Year Built	1967	1951	1951	
Gross SqFt	185,000	194,880	194,880	
Estimated Gross Income	\$2,978,500	\$3,136,890	\$3,136,890	
Gross Income per SqFt	\$16.10	\$16.10	\$16.10	
Estimated Expense	\$1,430,050	\$1,226,156	\$1,191,975	
Expense SqFt	\$7.73	\$6.29	\$6.12	
Net Operating Income	\$1,548,450	\$1,910,734	\$1,944,915	
Full Market Value	\$9,345,000	\$10,373,000	\$10,373,000	
Market Value per SqFt	\$50.51	\$53.23	\$53.23	
Distance from Cooperative in miles		0.82	0.78	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08691-0011	3-08717-0029	3-06069-0013	3-08716-0064
Address	601 BRIGHTWATER COURT	150 BRIGHTON 15 STREET	8829 FT HAMILTON PARKWAY	3085 BRIGHTON 13 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BAY RIDGE	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	70	86	139	77
Year Built	1929	1927	1927	1926
Gross SqFt	82,620	62,500	96,952	67,000
Estimated Gross Income	\$1,484,681	\$1,026,328	\$1,749,014	\$1,435,140
Gross Income per SqFt	\$17.97	\$16.42	\$18.04	\$21.42
Estimated Expense	\$742,754	\$347,024	\$874,507	\$659,950
Expense SqFt	\$8.99	\$5.55	\$9.02	\$9.85
Net Operating Income	\$741,927	\$679,304	\$874,507	\$775,190
Full Market Value	\$5,347,000	\$3,619,000	\$6,301,000	\$5,685,000
Market Value per SqFt	\$64.72	\$57.90	\$64.99	\$84.85
Distance from Cooperative in miles		0.32	4.46	0.29

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08710-0055	3-08716-0038	3-08717-0096	3-08709-0072
Address	50 SHORE BOULEVARD	3026 BRIGHTON 14 STREET	3031 BRIGHTON 14 STREET	3030 BRIGHTON 12 STREET
Neighborhood	SHEEPSHEAD BAY	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	53	47	96
Year Built	1957	1928	1932	1931
Gross SqFt	38,778	49,000	40,000	100,800
Estimated Gross Income	\$490,929	\$620,279	\$554,800	\$1,157,184
Gross Income per SqFt	\$12.66	\$12.66	\$13.87	\$11.48
Estimated Expense	\$148,132	\$187,105	\$277,600	\$659,232
Expense SqFt	\$3.82	\$3.82	\$6.94	\$6.54
Net Operating Income	\$342,797	\$433,174	\$277,200	\$497,952
Full Market Value	\$2,294,000	\$1,837,000	\$1,827,000	\$3,179,000
Market Value per SqFt	\$59.16	\$37.49	\$45.68	\$31.54
Distance from Cooperative in miles		0.26	0.27	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08719-0020	3-08718-0075	3-08715-0068	
Address	150 WEST END AVENUE	150 CORBIN PLACE	3029 BRIGHTON 12 STREET	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	96	118	43	
Year Built	1951	1942	1928	
Gross SqFt	81,900	125,000	45,000	
Estimated Gross Income	\$1,110,564	\$1,780,000	\$596,250	
Gross Income per SqFt	\$13.56	\$14.24	\$13.25	
Estimated Expense	\$447,993	\$961,250	\$315,900	
Expense SqFt	\$5.47	\$7.69	\$7.02	
Net Operating Income	\$662,571	\$818,750	\$280,350	
Full Market Value	\$4,384,000	\$5,456,000	\$1,862,000	
Market Value per SqFt	\$53.53	\$43.65	\$41.38	
Distance from Cooperative in miles		0.05	0.18	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08771-0135	3-07458-0001	3-08782-0034	3-07458-0036
Address	1625 EMMONS AVENUE	2611 EAST 13 STREET	4750 BEDFORD AVENUE	3255 SHORE PARKWAY
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	148	64	112	76
Year Built	1962	1958	1964	1955
Gross SqFt	144,054	61,104	105,440	64,600
Estimated Gross Income	\$2,129,118	\$950,461	\$1,557,995	\$923,780
Gross Income per SqFt	\$14.78	\$15.55	\$14.78	\$14.30
Estimated Expense	\$970,924	\$485,430	\$710,733	\$498,712
Expense SqFt	\$6.74	\$7.94	\$6.74	\$7.72
Net Operating Income	\$1,158,194	\$465,031	\$847,262	\$425,068
Full Market Value	\$7,989,000	\$3,185,000	\$5,844,000	\$2,945,000
Market Value per SqFt	\$55.46	\$52.12	\$55.42	\$45.59
Distance from Cooperative in miles		0.29	0.38	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08772-0022	3-07439-0006	3-08717-0017	
Address	2746 EAST 19 STREET	2502 EAST 19 STREET	3075 BRIGHTON 14 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	BRIGHTON BEACH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	48	43	35	
Year Built	1931	1928	1928	
Gross SqFt	27,450	28,722	25,200	
Estimated Gross Income	\$401,868	\$424,037	\$367,668	
Gross Income per SqFt	\$14.64	\$14.76	\$14.59	
Estimated Expense	\$177,053	\$221,992	\$194,796	
Expense SqFt	\$6.45	\$7.73	\$7.73	
Net Operating Income	\$224,815	\$202,045	\$172,872	
Full Market Value	\$1,552,000	\$1,375,000	\$1,194,000	
Market Value per SqFt	\$56.54	\$47.87	\$47.38	
Distance from Cooperative in miles		0.27	0.54	

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08782-0007	3-08805-0036	3-08782-0034	3-07458-0036
Address	2330 VOORHIES AVENUE	2790 COYLE STREET	4750 BEDFORD AVENUE	3255 SHORE PARKWAY
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	105	76	112	76
Year Built	1962	1961	1964	1955
Gross SqFt	109,258	73,000	105,440	64,600
Estimated Gross Income	\$1,614,833	\$1,120,755	\$1,557,995	\$923,780
Gross Income per SqFt	\$14.78	\$15.35	\$14.78	\$14.30
Estimated Expense	\$736,399	\$568,057	\$710,733	\$498,712
Expense SqFt	\$6.74	\$7.78	\$6.74	\$7.72
Net Operating Income	\$878,434	\$552,698	\$847,262	\$425,068
Full Market Value	\$6,059,000	\$3,794,000	\$5,844,000	\$2,945,000
Market Value per SqFt	\$55.46	\$51.97	\$55.42	\$45.59
Distance from Cooperative in miles		0.60	0.00	0.56

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08791-0104	3-08815-0042	3-07404-0020	3-08805-0134
Address	2717 EAST 28 STREET	3022 EMMONS AVENUE	2770 OCEAN AVENUE	2815 COYLE STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	240	134	106	78
Year Built	1955	1972	1963	1961
Gross SqFt	290,160	144,750	97,157	67,000
Estimated Gross Income	\$4,639,658	\$2,329,028	\$1,553,576	\$1,062,942
Gross Income per SqFt	\$15.99	\$16.09	\$15.99	\$15.86
Estimated Expense	\$2,277,756	\$1,117,470	\$784,572	\$522,792
Expense SqFt	\$7.85	\$7.72	\$8.08	\$7.80
Net Operating Income	\$2,361,902	\$1,211,558	\$769,004	\$540,150
Full Market Value	\$16,112,000	\$8,258,000	\$5,246,000	\$3,691,000
Market Value per SqFt	\$55.53	\$57.05	\$54.00	\$55.09
Distance from Cooperative in miles		0.25	0.76	0.36

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08804-0042	3-08805-0036	3-08807-0135	
Address	2800 COYLE STREET	2790 COYLE STREET	3191 EMMONS AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	157	76	37	
Year Built	1961	1961	1961	
Gross SqFt	145,000	73,000	35,285	
Estimated Gross Income	\$2,176,450	\$1,120,755	\$537,743	
Gross Income per SqFt	\$15.01	\$15.35	\$15.24	
Estimated Expense	\$922,200	\$568,057	\$274,164	
Expense SqFt	\$6.36	\$7.78	\$7.77	
Net Operating Income	\$1,254,250	\$552,698	\$263,579	
Full Market Value	\$8,632,000	\$3,794,000	\$1,811,000	
Market Value per SqFt	\$59.53	\$51.97	\$51.32	
Distance from Cooperative in miles		0.05	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08806-0140	3-08807-0135	3-08782-0034	3-07334-0018
Address	3845 SHORE PARKWAY	3191 EMMONS AVENUE	4750 BEDFORD AVENUE	3380 NOSTRAND AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY	MADISON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	153	37	112	77
Year Built	1965	1961	1964	1963
Gross SqFt	153,192	35,285	105,440	64,000
Estimated Gross Income	\$2,264,178	\$537,743	\$1,557,995	\$932,626
Gross Income per SqFt	\$14.78	\$15.24	\$14.78	\$14.57
Estimated Expense	\$1,032,514	\$274,164	\$710,733	\$506,874
Expense SqFt	\$6.74	\$7.77	\$6.74	\$7.92
Net Operating Income	\$1,231,664	\$263,579	\$847,262	\$425,752
Full Market Value	\$8,496,000	\$1,811,000	\$5,844,000	\$2,942,000
Market Value per SqFt	\$55.46	\$51.32	\$55.42	\$45.97
Distance from Cooperative in miles		0.15	0.65	1.12

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08818-0043	3-07357-0001	3-07334-0018	3-07422-0146
Address	2265 GERRITSEN AVENUE	4190 BEDFORD AVENUE	3380 NOSTRAND AVENUE	2835 OCEAN AVENUE
Neighborhood	MARINE PARK	SHEEPSHEAD BAY	MADISON	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	83	77	200
Year Built	1962	1961	1963	1949
Gross SqFt	107,916	75,000	64,000	159,996
Estimated Gross Income	\$1,572,336	\$1,170,238	\$932,626	\$2,148,300
Gross Income per SqFt	\$14.57	\$15.60	\$14.57	\$13.43
Estimated Expense	\$648,575	\$603,687	\$506,874	\$1,201,982
Expense SqFt	\$6.01	\$8.05	\$7.92	\$7.51
Net Operating Income	\$923,761	\$566,551	\$425,752	\$946,318
Full Market Value	\$6,383,000	\$3,879,000	\$2,942,000	\$6,270,000
Market Value per SqFt	\$59.15	\$51.72	\$45.97	\$39.19
Distance from Cooperative in miles		0.71	0.47	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08819-0011	3-07357-0001	3-07334-0018	3-07422-0146
Address	2220 BURNETT STREET	4190 BEDFORD AVENUE	3380 NOSTRAND AVENUE	2835 OCEAN AVENUE
Neighborhood	MARINE PARK	SHEEPSHEAD BAY	MADISON	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	264	83	77	200
Year Built	1952	1961	1963	1949
Gross SqFt	261,072	75,000	64,000	159,996
Estimated Gross Income	\$3,803,819	\$1,170,238	\$932,626	\$2,148,300
Gross Income per SqFt	\$14.57	\$15.60	\$14.57	\$13.43
Estimated Expense	\$1,569,043	\$603,687	\$506,874	\$1,201,982
Expense SqFt	\$6.01	\$8.05	\$7.92	\$7.51
Net Operating Income	\$2,234,776	\$566,551	\$425,752	\$946,318
Full Market Value	\$15,441,000	\$3,879,000	\$2,942,000	\$6,270,000
Market Value per SqFt	\$59.14	\$51.72	\$45.97	\$39.19
Distance from Cooperative in miles		0.76	0.51	1.10

BOROUGH OF BROOKLYN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08820-0001	3-07439-0006	3-07379-0007	
Address	3171 WHITNEY AVENUE	2502 EAST 19 STREET	1820 AVENUE V	
Neighborhood	MARINE PARK	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	28	43	32	
Year Built	1927	1928	1928	
Gross SqFt	27,816	28,722	27,760	
Estimated Gross Income	\$326,004	\$424,037	\$295,800	
Gross Income per SqFt	\$11.72	\$14.76	\$10.66	
Estimated Expense	\$148,816	\$221,992	\$145,979	
Expense SqFt	\$5.35	\$7.73	\$5.26	
Net Operating Income	\$177,188	\$202,045	\$149,821	
Full Market Value	\$1,133,000	\$1,375,000	\$930,000	
Market Value per SqFt	\$40.73	\$47.87	\$33.50	
Distance from Cooperative in miles		1.19	1.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	3-08821-0001	3-08807-0135	3-07334-0018	3-07422-0146
Address	2209 KNAPP STREET	3191 EMMONS AVENUE	3380 NOSTRAND AVENUE	2835 OCEAN AVENUE
Neighborhood	MARINE PARK	SHEEPSHEAD BAY	MADISON	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	37	77	200
Year Built	1951	1961	1963	1949
Gross SqFt	174,580	35,285	64,000	159,996
Estimated Gross Income	\$2,543,631	\$537,743	\$932,626	\$2,148,300
Gross Income per SqFt	\$14.57	\$15.24	\$14.57	\$13.43
Estimated Expense	\$1,049,226	\$274,164	\$506,874	\$1,201,982
Expense SqFt	\$6.01	\$7.77	\$7.92	\$7.51
Net Operating Income	\$1,494,405	\$263,579	\$425,752	\$946,318
Full Market Value	\$10,325,000	\$1,811,000	\$2,942,000	\$6,270,000
Market Value per SqFt	\$59.14	\$51.32	\$45.97	\$39.19
Distance from Cooperative in miles		0.94	0.53	0.98