

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00001-0216	5-00240-0003	5-00590-0001	
Address	10 BAY STREET LANDING	937 VICTORY BOULEVARD	700 VICTORY BOULEVARD	
Neighborhood	NEW BRIGHTON-ST. GEORGE	CLOVE LAKES	GRYMES HILL	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	128	111	228	
Year Built	1984	1965	1962	
Gross SqFt	171,935	107,960	242,500	
Estimated Gross Income	\$1,500,703	\$1,500,465	\$3,298,026	
Gross Income per SqFt	\$8.73	\$13.90	\$13.60	
Estimated Expense	\$677,692	\$787,479	\$1,836,213	
Expense SqFt	\$3.94	\$7.29	\$7.57	
Net Operating Income	\$823,011	\$712,986	\$1,461,813	
Full Market Value	\$4,913,000	\$4,697,000	\$9,668,000	
Market Value per SqFt	\$28.57	\$43.51	\$39.87	
Distance from Cooperative in miles		1.96	1.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00001-0250	5-00027-0006	5-00524-0004	
Address	36 BAY STREET LANDING	12 HENDRICKS AVENUE	110 CANAL STREET	
Neighborhood	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON	STAPLETON	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP	
Total Units	17	18	9	
Year Built	1985	1931	1931	
Gross SqFt	25,171	14,696	8,100	
Estimated Gross Income	\$223,015	\$175,624	\$46,665	
Gross Income per SqFt	\$8.86	\$11.95	\$5.76	
Estimated Expense	\$91,119	\$83,566	\$16,068	
Expense SqFt	\$3.62	\$5.69	\$1.98	
Net Operating Income	\$131,896	\$92,058	\$30,597	
Full Market Value	\$787,000	\$587,000	\$373,000	
Market Value per SqFt	\$31.27	\$39.94	\$46.05	
Distance from Cooperative in miles		0.48	0.97	

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00003-0001	5-00008-0025	5-00008-0019	
Address	350 RICHMOND TERRACE	285 ST MARK'S PLACE	299 ST MARK'S PLACE	
Neighborhood	NEW BRIGHTON	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	140	91	70	
Year Built	1960	1965	1951	
Gross SqFt	145,446	77,000	56,724	
Estimated Gross Income	\$1,719,172	\$1,012,863	\$594,650	
Gross Income per SqFt	\$11.82	\$13.15	\$10.48	
Estimated Expense	\$1,058,847	\$585,481	\$326,161	
Expense SqFt	\$7.28	\$7.60	\$5.75	
Net Operating Income	\$660,325	\$427,382	\$268,489	
Full Market Value	\$4,217,000	\$2,842,000	\$1,668,000	
Market Value per SqFt	\$28.99	\$36.91	\$29.41	
Distance from Cooperative in miles		0.54	0.54	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00010-0019	5-00008-0025	5-00008-0019	
Address	36 HAMILTON AVENUE	285 ST MARK'S PLACE	299 ST MARK'S PLACE	
Neighborhood	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	120	91	70	
Year Built	1963	1965	1951	
Gross SqFt	75,914	77,000	56,724	
Estimated Gross Income	\$850,996	\$1,012,863	\$594,650	
Gross Income per SqFt	\$11.21	\$13.15	\$10.48	
Estimated Expense	\$485,090	\$585,481	\$326,161	
Expense SqFt	\$6.39	\$7.60	\$5.75	
Net Operating Income	\$365,906	\$427,382	\$268,489	
Full Market Value	\$2,358,000	\$2,842,000	\$1,668,000	
Market Value per SqFt	\$31.06	\$36.91	\$29.41	
Distance from Cooperative in miles		0.12	0.12	

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00018-0099	5-00008-0019	5-00008-0034	
Address	50 FORT PLACE	299 ST MARK'S PLACE	273 ST MARK'S PLACE	
Neighborhood	NEW BRIGHTON	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	109	70	25	
Year Built	1963	1951	1912	
Gross SqFt	150,800	56,724	24,120	
Estimated Gross Income	\$1,277,276	\$594,650	\$155,568	
Gross Income per SqFt	\$8.47	\$10.48	\$6.45	
Estimated Expense	\$624,312	\$326,161	\$50,161	
Expense SqFt	\$4.14	\$5.75	\$2.08	
Net Operating Income	\$652,964	\$268,489	\$105,407	
Full Market Value	\$3,906,000	\$1,668,000	\$627,000	
Market Value per SqFt	\$25.90	\$29.41	\$26.00	
Distance from Cooperative in miles		0.26	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00101-0525	5-00064-0003	5-00524-0004	
Address	515 CASTLETON AVENUE	155 PROSPECT AVENUE	110 CANAL STREET	
Neighborhood	WEST NEW BRIGHTON	NEW BRIGHTON	STAPLETON	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	16	30	9	
Year Built	1950	1930	1931	
Gross SqFt	13,114	25,660	8,100	
Estimated Gross Income	\$118,944	\$317,456	\$46,665	
Gross Income per SqFt	\$9.07	\$12.37	\$5.76	
Estimated Expense	\$44,588	\$189,368	\$16,068	
Expense SqFt	\$3.40	\$7.38	\$1.98	
Net Operating Income	\$74,356	\$128,088	\$30,597	
Full Market Value	\$264,000	\$647,000	\$373,000	
Market Value per SqFt	\$20.13	\$25.21	\$46.05	
Distance from Cooperative in miles		0.59	1.41	

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00101-0537	5-00128-0018	5-00238-0046	
Address	545 CASTLETON AVENUE	177 SILVER LAKE ROAD	317 JEWETT AVENUE	
Neighborhood	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	16	42	
Year Built	1950	1931	1971	
Gross SqFt	17,418	13,386	25,470	
Estimated Gross Income	\$224,692	\$136,161	\$398,060	
Gross Income per SqFt	\$12.90	\$10.17	\$15.63	
Estimated Expense	\$121,578	\$68,126	\$225,724	
Expense SqFt	\$6.98	\$5.09	\$8.86	
Net Operating Income	\$103,114	\$68,035	\$172,336	
Full Market Value	\$643,000	\$350,000	\$1,180,000	
Market Value per SqFt	\$36.92	\$26.15	\$46.33	
Distance from Cooperative in miles		0.25	1.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00101-0554	5-00128-0018	5-00145-0001	
Address	581 CASTLETON AVENUE	177 SILVER LAKE ROAD	81 NORTH MADA AVENUE	
Neighborhood	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	12	16	12	
Year Built	1950	1931	1977	
Gross SqFt	10,856	13,386	5,760	
Estimated Gross Income	\$81,637	\$136,161	\$89,626	
Gross Income per SqFt	\$7.52	\$10.17	\$15.56	
Estimated Expense	\$30,288	\$68,126	\$38,321	
Expense SqFt	\$2.79	\$5.09	\$6.65	
Net Operating Income	\$51,349	\$68,035	\$51,305	
Full Market Value	\$234,000	\$350,000	\$351,000	
Market Value per SqFt	\$21.55	\$26.15	\$60.94	
Distance from Cooperative in miles		0.25	0.35	

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00130-0049	5-00128-0018	5-00236-0027	
Address	245 FOREST AVENUE	177 SILVER LAKE ROAD	832 POST AVENUE	
Neighborhood	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	13	16	12	
Year Built	1968	1931	1931	
Gross SqFt	9,810	13,386	8,720	
Estimated Gross Income	\$142,539	\$136,161	\$164,738	
Gross Income per SqFt	\$14.53	\$10.17	\$18.89	
Estimated Expense	\$74,164	\$68,126	\$87,503	
Expense SqFt	\$7.56	\$5.09	\$10.03	
Net Operating Income	\$68,375	\$68,035	\$77,235	
Full Market Value	\$426,000	\$350,000	\$511,000	
Market Value per SqFt	\$43.43	\$26.15	\$58.60	
Distance from Cooperative in miles		0.08	1.61	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00131-0056	5-00128-0018	5-00145-0001	5-00236-0027
Address	255 FOREST AVENUE	177 SILVER LAKE ROAD	81 NORTH MADA AVENUE	832 POST AVENUE
Neighborhood	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	16	12	12
Year Built	1968	1931	1977	1931
Gross SqFt	9,810	13,386	5,760	8,720
Estimated Gross Income	\$152,644	\$136,161	\$89,626	\$164,738
Gross Income per SqFt	\$15.56	\$10.17	\$15.56	\$18.89
Estimated Expense	\$85,445	\$68,126	\$38,321	\$87,503
Expense SqFt	\$8.71	\$5.09	\$6.65	\$10.03
Net Operating Income	\$67,199	\$68,035	\$51,305	\$77,235
Full Market Value	\$371,000	\$350,000	\$351,000	\$511,000
Market Value per SqFt	\$37.82	\$26.15	\$60.94	\$58.60
Distance from Cooperative in miles		0.13	0.42	1.56

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00138-0119	5-00064-0003	5-01015-0001	
Address	154 BARD AVENUE	155 PROSPECT AVENUE	137 HEBERTON AVENUE	
Neighborhood	LIVINGSTON	NEW BRIGHTON	PORT RICHMOND	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	60	30	28	
Year Built	1947	1930	1933	
Gross SqFt	36,600	25,660	20,800	
Estimated Gross Income	\$476,532	\$317,456	\$323,648	
Gross Income per SqFt	\$13.02	\$12.37	\$15.56	
Estimated Expense	\$249,978	\$189,368	\$181,168	
Expense SqFt	\$6.83	\$7.38	\$8.71	
Net Operating Income	\$226,554	\$128,088	\$142,480	
Full Market Value	\$1,869,000	\$647,000	\$976,000	
Market Value per SqFt	\$51.07	\$25.21	\$46.92	
Distance from Cooperative in miles		0.83	1.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00327-0015	5-03034-0022		
Address	1000 CLOVE ROAD	600 HYLAN BOULEVARD		
Neighborhood	CLOVE LAKES	ROSEBANK		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	143	136		
Year Built	1966	1966		
Gross SqFt	127,800	144,000		
Estimated Gross Income	\$1,395,576	\$1,572,878		
Gross Income per SqFt	\$10.92	\$10.92		
Estimated Expense	\$752,742	\$966,234		
Expense SqFt	\$5.89	\$6.71		
Net Operating Income	\$642,834	\$606,644		
Full Market Value	\$3,978,000	\$3,754,000		
Market Value per SqFt	\$31.13	\$26.07		
Distance from Cooperative in miles		2.06		

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00327-0060	5-03034-0022		
Address	1100 CLOVE ROAD	600 HYLAN BOULEVARD		
Neighborhood	CLOVE LAKES	ROSEBANK		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	143	136		
Year Built	1967	1966		
Gross SqFt	127,800	144,000		
Estimated Gross Income	\$1,395,576	\$1,572,878		
Gross Income per SqFt	\$10.92	\$10.92		
Estimated Expense	\$752,742	\$966,234		
Expense SqFt	\$5.89	\$6.71		
Net Operating Income	\$642,834	\$606,644		
Full Market Value	\$3,978,000	\$3,754,000		
Market Value per SqFt	\$31.13	\$26.07		
Distance from Cooperative in miles		2.06		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00593-0680	5-00593-0590	5-00595-0015	
Address	151 ARLO ROAD	22 ARLO ROAD	22 HOWARD AVENUE	
Neighborhood	GRYMES HILL	GRYMES HILL	GRYMES HILL	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	24	165	251	
Year Built	1951	1951	1951	
Gross SqFt	28,600	126,836	198,384	
Estimated Gross Income	\$489,060	\$2,169,019	\$3,299,545	
Gross Income per SqFt	\$17.10	\$17.10	\$16.63	
Estimated Expense	\$273,416	\$1,212,664	\$1,844,705	
Expense SqFt	\$9.56	\$9.56	\$9.30	
Net Operating Income	\$215,644	\$956,355	\$1,454,840	
Full Market Value	\$1,111,000	\$6,913,000	\$10,529,000	
Market Value per SqFt	\$38.85	\$54.50	\$53.07	
Distance from Cooperative in miles		0.00	0.19	

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00597-0120	5-00593-0590	5-00595-0015	
Address	556 HOWARD AVENUE	22 ARLO ROAD	22 HOWARD AVENUE	
Neighborhood	GRYMES HILL	GRYMES HILL	GRYMES HILL	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	128	165	251	
Year Built	1951	1951	1951	
Gross SqFt	121,750	126,836	198,384	
Estimated Gross Income	\$1,008,090	\$2,169,019	\$3,299,545	
Gross Income per SqFt	\$8.28	\$17.10	\$16.63	
Estimated Expense	\$172,885	\$1,212,664	\$1,844,705	
Expense SqFt	\$1.42	\$9.56	\$9.30	
Net Operating Income	\$835,205	\$956,355	\$1,454,840	
Full Market Value	\$4,915,000	\$6,913,000	\$10,529,000	
Market Value per SqFt	\$40.37	\$54.50	\$53.07	
Distance from Cooperative in miles		0.30	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02833-0031	5-02867-0266	5-02877-0025	5-02894-0001
Address	20 CLIFF STREET	220 OSGOOD AVENUE	55 BOWEN STREET	231 STEUBEN STREET
Neighborhood	ARROCHAR-SHORE ACRES	STAPLETON-CLIFTON	CONCORD-FOX HILLS	CONCORD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	84	156	98
Year Built	1964	1973	1973	1972
Gross SqFt	146,640	76,206	154,860	98,700
Estimated Gross Income	\$889,200	\$1,165,001	\$2,466,552	\$1,488,344
Gross Income per SqFt	\$6.06	\$15.29	\$15.93	\$15.08
Estimated Expense	\$366,560	\$776,840	\$1,638,769	\$608,445
Expense SqFt	\$2.50	\$10.19	\$10.58	\$6.16
Net Operating Income	\$522,640	\$388,161	\$827,783	\$879,899
Full Market Value	\$3,109,000	\$2,475,000	\$5,566,000	\$3,300,000
Market Value per SqFt	\$21.20	\$32.48	\$35.94	\$33.43
Distance from Cooperative in miles		1.04	1.31	1.22

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02925-0432	5-02869-0001	5-02829-0094	
Address	361 SKYLINE DRIVE	30 PARK HILL COURT	59 HYLAN BOULEVARD	
Neighborhood	CONCORD-FOX HILLS	STAPLETON-CLIFTON	ROSEBANK	
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
Total Units	11	36	18	
Year Built	1999	1950	2002	
Gross SqFt	21,780	21,187	19,400	
Estimated Gross Income	\$306,227	\$311,883	\$289,307	
Gross Income per SqFt	\$14.06	\$14.72	\$14.91	
Estimated Expense	\$153,113	\$161,780	\$153,340	
Expense SqFt	\$7.03	\$7.64	\$7.90	
Net Operating Income	\$153,114	\$150,103	\$135,967	
Full Market Value	\$760,000	\$1,036,000	\$874,000	
Market Value per SqFt	\$34.89	\$48.90	\$45.05	
Distance from Cooperative in miles		0.38	0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02925-0450	5-02869-0001	5-02829-0094	
Address	295 SKYLINE DRIVE	30 PARK HILL COURT	59 HYLAN BOULEVARD	
Neighborhood	CONCORD-FOX HILLS	STAPLETON-CLIFTON	ROSEBANK	
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
Total Units	11	36	18	
Year Built	2000	1950	2002	
Gross SqFt	21,865	21,187	19,400	
Estimated Gross Income	\$307,422	\$311,883	\$289,307	
Gross Income per SqFt	\$14.06	\$14.72	\$14.91	
Estimated Expense	\$153,711	\$161,780	\$153,340	
Expense SqFt	\$7.03	\$7.64	\$7.90	
Net Operating Income	\$153,711	\$150,103	\$135,967	
Full Market Value	\$763,000	\$1,036,000	\$874,000	
Market Value per SqFt	\$34.90	\$48.90	\$45.05	
Distance from Cooperative in miles		0.38	0.80	

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02925-0479	5-02869-0001	5-02829-0094	
Address	46 CIRCLE LOOP	30 PARK HILL COURT	59 HYLAN BOULEVARD	
Neighborhood	CONCORD-FOX HILLS	STAPLETON-CLIFTON	ROSEBANK	
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
Total Units	19	36	18	
Year Built	2000	1950	2002	
Gross SqFt	37,220	21,187	19,400	
Estimated Gross Income	\$523,313	\$311,883	\$289,307	
Gross Income per SqFt	\$14.06	\$14.72	\$14.91	
Estimated Expense	\$261,657	\$161,780	\$153,340	
Expense SqFt	\$7.03	\$7.64	\$7.90	
Net Operating Income	\$261,656	\$150,103	\$135,967	
Full Market Value	\$1,299,000	\$1,036,000	\$874,000	
Market Value per SqFt	\$34.90	\$48.90	\$45.05	
Distance from Cooperative in miles		0.38	0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02986-0012	5-03030-0082	5-03023-0028	5-02869-0165
Address	390 MARYLAND AVENUE	101 DONLEY AVENUE	30 NARROWS ROAD SOUTH	10 PARK HILL AVENUE
Neighborhood	ROSEBANK	ROSEBANK	ROSEBANK	STAPLETON-CLIFTON
Building Classification	C6-WALK-UP	C9-WALK-UP	C7-WALK-UP	C9-WALK-UP
Total Units	178	16	14	70
Year Built	1974	1974	1974	1950
Gross SqFt	155,396	10,000	8,950	36,671
Estimated Gross Income	\$1,007,702	\$162,360	\$153,955	\$545,795
Gross Income per SqFt	\$6.48	\$16.24	\$17.20	\$14.88
Estimated Expense	\$552,462	\$87,885	\$79,425	\$272,197
Expense SqFt	\$3.56	\$8.79	\$8.87	\$7.42
Net Operating Income	\$455,240	\$74,475	\$74,530	\$273,598
Full Market Value	\$2,708,000	\$465,000	\$516,000	\$1,886,000
Market Value per SqFt	\$17.43	\$46.50	\$57.65	\$51.43
Distance from Cooperative in miles		0.08	0.40	0.73

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-03191-0061	5-03034-0022	5-00590-0001	5-00589-0044
Address	1160 RICHMOND ROAD	600 HYLAN BOULEVARD	700 VICTORY BOULEVARD	630 VICTORY BOULEVARD
Neighborhood	DONGAN HILLS	ROSEBANK	GRYMES HILL	GRYMES HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	71	136	228	60
Year Built	1969	1966	1962	1940
Gross SqFt	63,600	144,000	242,500	72,600
Estimated Gross Income	\$776,556	\$1,572,878	\$3,298,026	\$886,528
Gross Income per SqFt	\$12.21	\$10.92	\$13.60	\$12.21
Estimated Expense	\$361,884	\$966,234	\$1,836,213	\$482,342
Expense SqFt	\$5.69	\$6.71	\$7.57	\$6.64
Net Operating Income	\$414,672	\$606,644	\$1,461,813	\$404,186
Full Market Value	\$1,980,000	\$3,754,000	\$9,668,000	\$2,566,000
Market Value per SqFt	\$31.13	\$26.07	\$39.87	\$35.34
Distance from Cooperative in miles		1.00	1.91	2.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-03546-0001	5-03591-0008	5-03536-0115	5-03343-0190
Address	45 VERA STREET	261 LINCOLN AVENUE	227 BUEL AVENUE	
Neighborhood	GRANT CITY	GRANT CITY	GRANT CITY	
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
Total Units	118	16	12	
Year Built	1969	1933	1974	
Gross SqFt	58,350	12,300	7,956	
Estimated Gross Income	\$820,401	\$176,259	\$133,243	
Gross Income per SqFt	\$14.06	\$14.33	\$16.75	
Estimated Expense	\$410,201	\$76,629	\$67,905	
Expense SqFt	\$7.03	\$6.23	\$8.54	
Net Operating Income	\$410,200	\$99,630	\$65,338	
Full Market Value	\$1,177,000	\$690,000	\$473,000	
Market Value per SqFt	\$20.17	\$56.10	\$59.45	
Distance from Cooperative in miles		0.60	0.20	

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-03546-0031	5-03343-0019	5-03591-0008	5-03536-0115
Address	35 VERA STREET	194 SEAVIEW AVENUE	261 LINCOLN AVENUE	227 BUEL AVENUE
Neighborhood	GRANT CITY	GRANT CITY	GRANT CITY	GRANT CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	20	15	16	12
Year Built	1969	1975	1933	1974
Gross SqFt	10,000	10,626	12,300	7,956
Estimated Gross Income	\$140,600	\$133,127	\$176,259	\$133,243
Gross Income per SqFt	\$14.06	\$12.53	\$14.33	\$16.75
Estimated Expense	\$70,300	\$68,514	\$76,629	\$67,905
Expense SqFt	\$7.03	\$6.45	\$6.23	\$8.54
Net Operating Income	\$70,300	\$64,613	\$99,630	\$65,338
Full Market Value	\$202,000	\$433,000	\$690,000	\$473,000
Market Value per SqFt	\$20.20	\$40.75	\$56.10	\$59.45
Distance from Cooperative in miles		0.23	0.60	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-04640-0022	5-03591-0008	5-01148-0036	
Address	3745 AMBOY ROAD	261 LINCOLN AVENUE	475 MORNINGSTAR ROAD	
Neighborhood	GREAT KILLS	GRANT CITY	MARINERS HARBOR	
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
Total Units	36	16	12	
Year Built	1974	1933	1931	
Gross SqFt	26,490	12,300	7,000	
Estimated Gross Income	\$219,867	\$176,259	\$102,620	
Gross Income per SqFt	\$8.30	\$14.33	\$14.66	
Estimated Expense	\$92,980	\$76,629	\$52,080	
Expense SqFt	\$3.51	\$6.23	\$7.44	
Net Operating Income	\$126,887	\$99,630	\$50,540	
Full Market Value	\$747,000	\$690,000	\$349,000	
Market Value per SqFt	\$28.20	\$56.10	\$49.86	
Distance from Cooperative in miles		2.70	5.08	

BOROUGH OF STATEN ISLAND - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-05090-0035	5-05016-0005	5-04657-0021	5-04655-0070
Address	3482 AMBOY ROAD	25 BAY TERRACE	1881 SOUTH RAILROAD AVENU	25 WINDEMERE AVENUE
Neighborhood	GREAT KILLS-BAY TERRACE	GREAT KILLS-BAY TERRACE	OAKWOOD	OAKWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	108	65	12	16
Year Built	1977	1976	1974	1963
Gross SqFt	67,000	43,018	9,100	10,000
Estimated Gross Income	\$694,004	\$727,195	\$126,916	\$130,700
Gross Income per SqFt	\$10.36	\$16.90	\$13.95	\$13.07
Estimated Expense	\$309,739	\$431,213	\$55,749	\$67,200
Expense SqFt	\$4.62	\$10.02	\$6.13	\$6.72
Net Operating Income	\$384,265	\$295,982	\$71,167	\$63,500
Full Market Value	\$2,391,000	\$2,140,000	\$344,000	\$423,000
Market Value per SqFt	\$35.69	\$49.75	\$37.80	\$42.30
Distance from Cooperative in miles		0.16	0.77	0.84

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-05229-0007	5-05487-0069	5-05016-0005	5-04657-0021
Address	475 ARMSTRONG AVENUE	300 CORTELYOU AVENUE	25 BAY TERRACE	1881 SOUTH RAILROAD AVENU
Neighborhood	GREAT KILLS	GREAT KILLS	GREAT KILLS-BAY TERRACE	OAKWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	24	65	12
Year Built	1974	1972	1976	1974
Gross SqFt	38,647	13,824	43,018	9,100
Estimated Gross Income	\$341,781	\$153,070	\$727,195	\$126,916
Gross Income per SqFt	\$8.84	\$11.07	\$16.90	\$13.95
Estimated Expense	\$156,984	\$78,646	\$431,213	\$55,749
Expense SqFt	\$4.06	\$5.69	\$10.02	\$6.13
Net Operating Income	\$184,797	\$74,424	\$295,982	\$71,167
Full Market Value	\$1,102,000	\$414,000	\$2,140,000	\$344,000
Market Value per SqFt	\$28.51	\$29.95	\$49.75	\$37.80
Distance from Cooperative in miles		0.56	1.38	1.98