

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00027-7501          | 3-00051-0001          | 3-02159-0001        | 3-01156-0080        |
| Condominium Section                | 0658-R1               |                       |                     |                     |
| Address                            | 1 MAIN STREET         | 65 WASHINGTON STREET  | 475 KENT AVENUE     | 545 PROSPECT PLACE  |
| Neighborhood                       | DOWNTOWN-FULTON FERRY | DOWNTOWN-FULTON FERRY | WILLIAMSBURG-SOUTH  | CROWN HEIGHTS       |
| Building Classification            | R4-CONDOMINIUM        | D5-ELEVATOR           | D9-ELEVATOR         | D5-ELEVATOR         |
| Total Units                        | 124                   | 104                   | 105                 | 159                 |
| Year Built                         | 1913                  | 1914                  | 1911                | 1930                |
| Gross SqFt                         | 227,916               | 123,700               | 162,890             | 172,800             |
| Estimated Gross Income             | \$4,027,276           | \$2,539,768           | \$2,160,275         | \$3,053,043         |
| Gross Income per SqFt              | \$17.67               | \$20.53               | \$13.26             | \$17.67             |
| Estimated Expense                  | \$1,276,330           | \$1,024,290           | \$959,740           | \$968,080           |
| Expense SqFt                       | \$5.60                | \$8.28                | \$5.89              | \$5.60              |
| Net Operating Income               | \$2,750,946           | \$1,515,478           | \$1,200,535         | \$2,084,963         |
| Full Market Value                  | \$19,310,007          | \$11,009,000          | \$7,734,000         | \$12,393,000        |
| Market Value per SqFt              | \$84.72               | \$89.00               | \$47.48             | \$71.72             |
| Distance from Condominium in miles |                       | 0.11                  | 1.19                | 2.55                |

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|-----------------------|-----------------------|---------------------|
| Boro-Block-Lot                     | 3-00028-7501          | 3-00042-0018          | 3-00053-0009          | 3-00242-0018        |
| Condominium Section                | 1370-R1               |                       |                       |                     |
| Address                            | 31 WASHINGTON STREET  | 254 WATER STREET      | 126 FRONT STREET      | 191 HICKS STREET    |
| Neighborhood                       | DOWNTOWN-FULTON FERRY | DOWNTOWN-FULTON FERRY | DOWNTOWN-FULTON FERRY | BROOKLYN HEIGHTS    |
| Building Classification            | R4-CONDOMINIUM        | D8-ELEVATOR           | D2-ELEVATOR           | D9-ELEVATOR         |
| Total Units                        | 13                    | 26                    | 17                    | 19                  |
| Year Built                         | 2001                  | 2002                  | 1900                  | 1920                |
| Gross SqFt                         | 24,672                | 28,358                | 37,968                | 24,528              |
| Estimated Gross Income             | \$473,702             | \$544,367             | \$671,909             | \$500,771           |
| Gross Income per SqFt              | \$19.20               | \$19.20               | \$17.70               | \$20.42             |
| Estimated Expense                  | \$108,804             | \$125,120             | \$283,905             | \$237,129           |
| Expense SqFt                       | \$4.41                | \$4.41                | \$7.48                | \$9.67              |
| Net Operating Income               | \$364,898             | \$419,247             | \$388,004             | \$263,642           |
| Full Market Value                  | \$2,292,158           | \$3,002,000           | \$1,154,000           | \$1,912,000         |
| Market Value per SqFt              | \$92.91               | \$105.86              | \$30.39               | \$77.95             |
| Distance from Condominium in miles |                       | 0.29                  | 0.15                  | 0.64                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00028-7502                | 3-00237-0020               | 3-00051-0001               |                            |
| <b>Condominium Section</b>                | 2018-R1                     |                            |                            |                            |
| <b>Address</b>                            | 133 WATER STREET            | 145 HENRY STREET           | 65 WASHINGTON STREET       |                            |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON FERRY       | BROOKLYN HEIGHTS           | DOWNTOWN-FULTON FERRY      |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D5-ELEVATOR                |                            |
| <b>Total Units</b>                        | 69                          | 42                         | 104                        |                            |
| <b>Year Built</b>                         | 2006                        | 1922                       | 1914                       |                            |
| <b>Gross SqFt</b>                         | 78,352                      | 40,410                     | 123,700                    |                            |
| <b>Estimated Gross Income</b>             | \$1,705,723                 | \$929,270                  | \$2,539,768                |                            |
| <b>Gross Income per SqFt</b>              | \$21.77                     | \$23.00                    | \$20.53                    |                            |
| <b>Estimated Expense</b>                  | \$709,086                   | \$396,224                  | \$1,024,290                |                            |
| <b>Expense SqFt</b>                       | \$9.05                      | \$9.81                     | \$8.28                     |                            |
| <b>Net Operating Income</b>               | \$996,637                   | \$533,046                  | \$1,515,478                |                            |
| <b>Full Market Value</b>                  | \$7,322,002                 | \$3,954,000                | \$11,009,000               |                            |
| <b>Market Value per SqFt</b>              | \$93.45                     | \$97.85                    | \$89.00                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.10                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00031-7502                | 3-00036-0016               | 3-00053-0009               | 3-00254-0006               |
| <b>Condominium Section</b>                | 1181-R1                     |                            |                            |                            |
| <b>Address</b>                            | 50 BRIDGE STREET            | 16 WATER STREET            | 126 FRONT STREET           | 141 JORALEMON STREET       |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON FERRY       | DOWNTOWN-FULTON FERRY      | DOWNTOWN-FULTON FERRY      | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D5-ELEVATOR                | D2-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 58                          | 23                         | 17                         | 47                         |
| <b>Year Built</b>                         | 1904                        | 1910                       | 1900                       | 1923                       |
| <b>Gross SqFt</b>                         | 52,530                      | 50,932                     | 37,968                     | 46,410                     |
| <b>Estimated Gross Income</b>             | \$1,030,187                 | \$1,306,823                | \$671,909                  | \$1,052,050                |
| <b>Gross Income per SqFt</b>              | \$19.61                     | \$25.66                    | \$17.70                    | \$22.67                    |
| <b>Estimated Expense</b>                  | \$624,582                   | \$359,443                  | \$283,905                  | \$323,455                  |
| <b>Expense SqFt</b>                       | \$11.89                     | \$7.06                     | \$7.48                     | \$6.97                     |
| <b>Net Operating Income</b>               | \$405,605                   | \$947,380                  | \$388,004                  | \$728,595                  |
| <b>Full Market Value</b>                  | \$2,913,002                 | \$6,069,000                | \$1,154,000                | \$5,392,000                |
| <b>Market Value per SqFt</b>              | \$55.45                     | \$119.16                   | \$30.39                    | \$116.18                   |
| <b>Distance from Condominium in miles</b> |                             | 0.31                       | 0.13                       | 0.83                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00032-7501          | 3-01514-0008        | 3-00815-0013        |                     |
| Condominium Section                | 3094-R1               |                     |                     |                     |
| Address                            | 37 BRIDGE STREET      | 334 CHAUNCEY STREET | 414 53 STREET       |                     |
| Neighborhood                       | DOWNTOWN-FULTON FERRY | OCEAN HILL          | SUNSET PARK         |                     |
| Building Classification            | R4-CONDOMINIUM        | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 45                    | 12                  | 32                  |                     |
| Year Built                         | 1916                  | 1906                | 1931                |                     |
| Gross SqFt                         | 74,189                | 6,474               | 18,120              |                     |
| Estimated Gross Income             | \$1,074,999           | \$94,957            | \$259,323           |                     |
| Gross Income per SqFt              | \$14.49               | \$14.67             | \$14.31             |                     |
| Estimated Expense                  | \$511,162             | \$45,655            | \$121,882           |                     |
| Expense SqFt                       | \$6.89                | \$7.05              | \$6.73              |                     |
| Net Operating Income               | \$563,837             | \$49,302            | \$137,441           |                     |
| Full Market Value                  | \$3,720,000           | \$254,000           | \$908,000           |                     |
| Market Value per SqFt              | \$50.14               | \$39.23             | \$50.11             |                     |
| Distance from Condominium in miles |                       | 3.75                | 4.39                |                     |

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3  |
|------------------------------------|-----------------------|----------------------|-----------------------|----------------------|
| Boro-Block-Lot                     | 3-00035-7501          | 3-00236-0007         | 3-00042-0018          | 3-00208-0310         |
| Condominium Section                | 1771-R1               |                      |                       |                      |
| Address                            | 4 WATER STREET        | 75 PIERREPONT STREET | 254 WATER STREET      | 204 COLUMBIA HEIGHTS |
| Neighborhood                       | DOWNTOWN-FULTON FERRY | BROOKLYN HEIGHTS     | DOWNTOWN-FULTON FERRY | BROOKLYN HEIGHTS     |
| Building Classification            | R4-CONDOMINIUM        | D1-ELEVATOR          | D8-ELEVATOR           | D1-ELEVATOR          |
| Total Units                        | 13                    | 36                   | 26                    | 16                   |
| Year Built                         | 2007                  | 1925                 | 2002                  | 1925                 |
| Gross SqFt                         | 20,085                | 25,818               | 28,358                | 14,120               |
| Estimated Gross Income             | \$385,632             | \$549,615            | \$544,367             | \$245,150            |
| Gross Income per SqFt              | \$19.20               | \$21.29              | \$19.20               | \$17.36              |
| Estimated Expense                  | \$88,575              | \$225,873            | \$125,120             | \$107,008            |
| Expense SqFt                       | \$4.41                | \$8.75               | \$4.41                | \$7.58               |
| Net Operating Income               | \$297,057             | \$323,742            | \$419,247             | \$138,142            |
| Full Market Value                  | \$2,127,000           | \$2,368,000          | \$3,002,000           | \$943,000            |
| Market Value per SqFt              | \$105.90              | \$91.72              | \$105.86              | \$66.78              |
| Distance from Condominium in miles |                       | 0.49                 | 0.50                  | 0.33                 |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00036-7501                | 3-01874-0001               | 3-00051-0001               |                            |
| <b>Condominium Section</b>                | 1000-R1                     |                            |                            |                            |
| <b>Address</b>                            | 30 MAIN STREET              | 39 WAVERLY AVENUE          | 65 WASHINGTON STREET       |                            |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON FERRY       | NAVY YARD                  | DOWNTOWN-FULTON FERRY      |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D6-ELEVATOR                | D5-ELEVATOR                |                            |
| <b>Total Units</b>                        | 87                          | 76                         | 104                        |                            |
| <b>Year Built</b>                         | 1910                        | 1920                       | 1914                       |                            |
| <b>Gross SqFt</b>                         | 158,053                     | 184,411                    | 123,700                    |                            |
| <b>Estimated Gross Income</b>             | \$3,257,472                 | \$3,815,093                | \$2,539,768                |                            |
| <b>Gross Income per SqFt</b>              | \$20.61                     | \$20.69                    | \$20.53                    |                            |
| <b>Estimated Expense</b>                  | \$1,008,378                 | \$824,167                  | \$1,024,290                |                            |
| <b>Expense SqFt</b>                       | \$6.38                      | \$4.47                     | \$8.28                     |                            |
| <b>Net Operating Income</b>               | \$2,249,094                 | \$2,990,926                | \$1,515,478                |                            |
| <b>Full Market Value</b>                  | \$16,350,005                | \$21,759,000               | \$11,009,000               |                            |
| <b>Market Value per SqFt</b>              | \$103.45                    | \$117.99                   | \$89.00                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 1.30                       | 0.13                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00036-7502                | 3-00238-0021               | 3-00208-0506               |                            |
| <b>Condominium Section</b>                | 1073-R1                     |                            |                            |                            |
| <b>Address</b>                            | 42 MAIN STREET              | 34 MONROE PLACE            | 6 MONTAGUE TERRACE         |                            |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON FERRY       | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D5-ELEVATOR                |                            |
| <b>Total Units</b>                        | 21                          | 24                         | 20                         |                            |
| <b>Year Built</b>                         | 1910                        | 1916                       | 1900                       |                            |
| <b>Gross SqFt</b>                         | 23,150                      | 23,562                     | 13,104                     |                            |
| <b>Estimated Gross Income</b>             | \$527,820                   | \$487,797                  | \$326,199                  |                            |
| <b>Gross Income per SqFt</b>              | \$22.80                     | \$20.70                    | \$24.89                    |                            |
| <b>Estimated Expense</b>                  | \$161,819                   | \$174,949                  | \$85,827                   |                            |
| <b>Expense SqFt</b>                       | \$6.99                      | \$7.43                     | \$6.55                     |                            |
| <b>Net Operating Income</b>               | \$366,001                   | \$312,848                  | \$240,372                  |                            |
| <b>Full Market Value</b>                  | \$2,710,002                 | \$2,276,000                | \$1,805,000                |                            |
| <b>Market Value per SqFt</b>              | \$117.06                    | \$96.60                    | \$137.74                   |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.38                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00036-7503                | 3-00242-0006               | 3-00237-0020               | 3-00253-0007               |
| <b>Condominium Section</b>                | 1580-R1                     |                            |                            |                            |
| <b>Address</b>                            | 57 FRONT STREET             | 115 MONTAGUE STREET        | 145 HENRY STREET           | 99 JORALEMON STREET        |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON FERRY       | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 31                          | 30                         | 42                         | 32                         |
| <b>Year Built</b>                         | 1899                        | 1902                       | 1922                       | 1922                       |
| <b>Gross SqFt</b>                         | 41,476                      | 32,000                     | 40,410                     | 30,480                     |
| <b>Estimated Gross Income</b>             | \$982,981                   | \$758,298                  | \$929,270                  | \$762,787                  |
| <b>Gross Income per SqFt</b>              | \$23.70                     | \$23.70                    | \$23.00                    | \$25.03                    |
| <b>Estimated Expense</b>                  | \$393,192                   | \$303,319                  | \$396,224                  | \$206,843                  |
| <b>Expense SqFt</b>                       | \$9.48                      | \$9.48                     | \$9.81                     | \$6.79                     |
| <b>Net Operating Income</b>               | \$589,789                   | \$454,979                  | \$533,046                  | \$555,944                  |
| <b>Full Market Value</b>                  | \$4,394,997                 | \$3,391,000                | \$3,954,000                | \$4,178,000                |
| <b>Market Value per SqFt</b>              | \$105.96                    | \$105.97                   | \$97.85                    | \$137.07                   |
| <b>Distance from Condominium in miles</b> |                             | 0.55                       | 0.46                       | 0.67                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00045-7501                | 3-01812-0042               | 3-00171-0001               | 3-00051-0001               |
| <b>Condominium Section</b>                | 1422-R1                     |                            |                            |                            |
| <b>Address</b>                            | 70 WASHINGTON STREET        | 372 GATES AVENUE           | 65 HOYT STREET             | 65 WASHINGTON STREET       |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON FERRY       | BEDFORD STUYVESANT         | DOWNTOWN-FULTON MALL       | DOWNTOWN-FULTON FERRY      |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 259                         | 214                        | 158                        | 104                        |
| <b>Year Built</b>                         | 1916                        | 1923                       | 2005                       | 1914                       |
| <b>Gross SqFt</b>                         | 375,000                     | 218,302                    | 195,296                    | 123,700                    |
| <b>Estimated Gross Income</b>             | \$7,698,750                 | \$3,079,934                | \$4,605,144                | \$2,539,768                |
| <b>Gross Income per SqFt</b>              | \$20.53                     | \$14.11                    | \$23.58                    | \$20.53                    |
| <b>Estimated Expense</b>                  | \$3,105,000                 | \$1,696,177                | \$1,559,241                | \$1,024,290                |
| <b>Expense SqFt</b>                       | \$8.28                      | \$7.77                     | \$7.98                     | \$8.28                     |
| <b>Net Operating Income</b>               | \$4,593,750                 | \$1,383,757                | \$3,045,903                | \$1,515,478                |
| <b>Full Market Value</b>                  | \$28,404,177                | \$9,105,000                | \$22,690,000               | \$11,009,000               |
| <b>Market Value per SqFt</b>              | \$75.74                     | \$41.71                    | \$116.18                   | \$89.00                    |
| <b>Distance from Condominium in miles</b> |                             | 2.30                       | 0.99                       | 0.07                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|---------------------|-----------------------|---------------------|
| Boro-Block-Lot                     | 3-00051-7501          | 3-00241-0020        | 3-00042-0018          | 3-00401-0041        |
| Condominium Section                | 1543-R1               |                     |                       |                     |
| Address                            | 84 FRONT STREET       | 2 PIERREPONT STREET | 254 WATER STREET      | 110 4 AVENUE        |
| Neighborhood                       | DOWNTOWN-FULTON FERRY | BROOKLYN HEIGHTS    | DOWNTOWN-FULTON FERRY | BOERUM HILL         |
| Building Classification            | R4-CONDOMINIUM        | D1-ELEVATOR         | D8-ELEVATOR           | D6-ELEVATOR         |
| Total Units                        | 56                    | 41                  | 26                    | 50                  |
| Year Built                         | 2006                  | 1949                | 2002                  | 2007                |
| Gross SqFt                         | 58,066                | 40,178              | 28,358                | 58,590              |
| Estimated Gross Income             | \$1,114,867           | \$747,318           | \$544,367             | \$1,458,669         |
| Gross Income per SqFt              | \$19.20               | \$18.60             | \$19.20               | \$24.90             |
| Estimated Expense                  | \$256,071             | \$297,007           | \$125,120             | \$593,141           |
| Expense SqFt                       | \$4.41                | \$7.39              | \$4.41                | \$10.12             |
| Net Operating Income               | \$858,796             | \$450,311           | \$419,247             | \$865,528           |
| Full Market Value                  | \$6,150,003           | \$3,200,000         | \$3,002,000           | \$4,084,000         |
| Market Value per SqFt              | \$105.91              | \$79.65             | \$105.86              | \$69.70             |
| Distance from Condominium in miles |                       | 0.57                | 0.30                  | 1.48                |

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-00052-7501          | 3-00235-0046        | 3-00254-0006         |                     |
| Condominium Section                | 1731-R1               |                     |                      |                     |
| Address                            | 85 ADAMS STREET       | 136 HICKS STREET    | 141 JORALEMON STREET |                     |
| Neighborhood                       | DOWNTOWN-FULTON FERRY | BROOKLYN HEIGHTS    | BROOKLYN HEIGHTS     |                     |
| Building Classification            | R4-CONDOMINIUM        | D9-ELEVATOR         | D3-ELEVATOR          |                     |
| Total Units                        | 79                    | 46                  | 47                   |                     |
| Year Built                         | 2006                  | 1920                | 1923                 |                     |
| Gross SqFt                         | 87,554                | 48,414              | 46,410               |                     |
| Estimated Gross Income             | \$2,089,914           | \$1,213,434         | \$1,052,050          |                     |
| Gross Income per SqFt              | \$23.87               | \$25.06             | \$22.67              |                     |
| Estimated Expense                  | \$697,805             | \$433,569           | \$323,455            |                     |
| Expense SqFt                       | \$7.97                | \$8.96              | \$6.97               |                     |
| Net Operating Income               | \$1,392,109           | \$779,865           | \$728,595            |                     |
| Full Market Value                  | \$10,389,987          | \$5,861,000         | \$5,392,000          |                     |
| Market Value per SqFt              | \$118.67              | \$121.06            | \$116.18             |                     |
| Distance from Condominium in miles |                       | 0.52                | 0.68                 |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00053-7501          | 3-00171-0001         | 3-01156-0080        |                     |
| Condominium Section                | 1735-R1               |                      |                     |                     |
| Address                            | 100 JAY STREET        | 65 HOYT STREET       | 545 PROSPECT PLACE  |                     |
| Neighborhood                       | DOWNTOWN-FULTON FERRY | DOWNTOWN-FULTON MALL | CROWN HEIGHTS       |                     |
| Building Classification            | R4-CONDOMINIUM        | D1-ELEVATOR          | D5-ELEVATOR         |                     |
| Total Units                        | 266                   | 158                  | 159                 |                     |
| Year Built                         | 2006                  | 2005                 | 1930                |                     |
| Gross SqFt                         | 301,131               | 195,296              | 172,800             |                     |
| Estimated Gross Income             | \$6,212,333           | \$4,605,144          | \$3,053,043         |                     |
| Gross Income per SqFt              | \$20.63               | \$23.58              | \$17.67             |                     |
| Estimated Expense                  | \$2,044,679           | \$1,559,241          | \$968,080           |                     |
| Expense SqFt                       | \$6.79                | \$7.98               | \$5.60              |                     |
| Net Operating Income               | \$4,167,654           | \$3,045,903          | \$2,084,963         |                     |
| Full Market Value                  | \$30,292,999          | \$22,690,000         | \$12,393,000        |                     |
| Market Value per SqFt              | \$100.60              | \$116.18             | \$71.72             |                     |
| Distance from Condominium in miles |                       | 0.95                 | 2.37                |                     |

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00055-7501          | 3-00042-0018          | 3-00237-0020        | 3-02073-0015        |
| Condominium Section                | 1058-R1               |                       |                     |                     |
| Address                            | 79 BRIDGE STREET      | 254 WATER STREET      | 145 HENRY STREET    | 163 CARLTON AVENUE  |
| Neighborhood                       | DOWNTOWN-FULTON FERRY | DOWNTOWN-FULTON FERRY | BROOKLYN HEIGHTS    | FORT GREENE         |
| Building Classification            | R4-CONDOMINIUM        | D8-ELEVATOR           | D1-ELEVATOR         | D5-ELEVATOR         |
| Total Units                        | 37                    | 26                    | 42                  | 32                  |
| Year Built                         | 1920                  | 2002                  | 1922                | 1925                |
| Gross SqFt                         | 35,464                | 28,358                | 40,410              | 38,000              |
| Estimated Gross Income             | \$693,321             | \$544,367             | \$929,270           | \$743,081           |
| Gross Income per SqFt              | \$19.55               | \$19.20               | \$23.00             | \$19.55             |
| Estimated Expense                  | \$181,221             | \$125,120             | \$396,224           | \$304,235           |
| Expense SqFt                       | \$5.11                | \$4.41                | \$9.81              | \$8.01              |
| Net Operating Income               | \$512,100             | \$419,247             | \$533,046           | \$438,846           |
| Full Market Value                  | \$3,682,000           | \$3,002,000           | \$3,954,000         | \$3,037,000         |
| Market Value per SqFt              | \$103.82              | \$105.86              | \$97.85             | \$79.92             |
| Distance from Condominium in miles |                       | 0.05                  | 0.62                | 0.89                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00055-7502                | 3-00042-0018               | 3-00241-0020               | 3-00238-0021               |
| <b>Condominium Section</b>                | 1703-R1                     |                            |                            |                            |
| <b>Address</b>                            | 206 FRONT STREET            | 254 WATER STREET           | 2 PIERREPONT STREET        | 34 MONROE PLACE            |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON FERRY       | DOWNTOWN-FULTON FERRY      | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D8-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 31                          | 26                         | 41                         | 24                         |
| <b>Year Built</b>                         | 2006                        | 2002                       | 1949                       | 1916                       |
| <b>Gross SqFt</b>                         | 35,389                      | 28,358                     | 40,178                     | 23,562                     |
| <b>Estimated Gross Income</b>             | \$679,469                   | \$544,367                  | \$747,318                  | \$487,797                  |
| <b>Gross Income per SqFt</b>              | \$19.20                     | \$19.20                    | \$18.60                    | \$20.70                    |
| <b>Estimated Expense</b>                  | \$156,065                   | \$125,120                  | \$297,007                  | \$174,949                  |
| <b>Expense SqFt</b>                       | \$4.41                      | \$4.41                     | \$7.39                     | \$7.43                     |
| <b>Net Operating Income</b>               | \$523,404                   | \$419,247                  | \$450,311                  | \$312,848                  |
| <b>Full Market Value</b>                  | \$3,747,998                 | \$3,002,000                | \$3,200,000                | \$2,276,000                |
| <b>Market Value per SqFt</b>              | \$105.91                    | \$105.86                   | \$79.65                    | \$96.60                    |
| <b>Distance from Condominium in miles</b> |                             | 0.05                       | 0.79                       | 0.59                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00108-7501                | 3-00243-0029               | 3-00384-0072               |                            |
| <b>Condominium Section</b>                | 2050-R1                     |                            |                            |                            |
| <b>Address</b>                            | 189 BRIDGE STREET           | 90 PIERREPONT STREET       | 15 WYCKOFF STREET          |                            |
| <b>Neighborhood</b>                       | DOWNTOWN-METROTECH          | BROOKLYN HEIGHTS           | BOERUM HILL                |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 59                          | 20                         | 40                         |                            |
| <b>Year Built</b>                         |                             | 1900                       | 1900                       |                            |
| <b>Gross SqFt</b>                         | 54,200                      | 11,580                     | 26,084                     |                            |
| <b>Estimated Gross Income</b>             | \$1,456,354                 | \$348,533                  | \$616,746                  |                            |
| <b>Gross Income per SqFt</b>              | \$26.87                     | \$30.10                    | \$23.64                    |                            |
| <b>Estimated Expense</b>                  | \$525,198                   | \$114,925                  | \$246,698                  |                            |
| <b>Expense SqFt</b>                       | \$9.69                      | \$9.92                     | \$9.46                     |                            |
| <b>Net Operating Income</b>               | \$931,156                   | \$233,608                  | \$370,048                  |                            |
| <b>Full Market Value</b>                  | \$7,029,991                 | \$1,764,000                | \$2,758,000                |                            |
| <b>Market Value per SqFt</b>              | \$129.70                    | \$152.33                   | \$105.74                   |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.51                       | 0.86                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00133-7501                | 3-00271-0001               | 3-00122-0005               | 3-00171-0001               |
| <b>Condominium Section</b>                | 2253-R1                     |                            |                            |                            |
| <b>Address</b>                            | 306 GOLD STREET             | 205 STATE STREET           | 277 GOLD STREET            | 65 HOYT STREET             |
| <b>Neighborhood</b>                       | DOWNTOWN-METROTECH          | DOWNTOWN-FULTON MALL       | DOWNTOWN-METROTECH         | DOWNTOWN-FULTON MALL       |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 306                         | 364                        | 134                        | 158                        |
| <b>Year Built</b>                         | 2005                        | 2003                       | 2009                       | 2005                       |
| <b>Gross SqFt</b>                         | 271,963                     | 242,752                    | 118,620                    | 195,296                    |
| <b>Estimated Gross Income</b>             | \$6,848,028                 | \$6,279,240                | \$2,986,782                | \$4,605,144                |
| <b>Gross Income per SqFt</b>              | \$25.18                     | \$25.87                    | \$25.18                    | \$23.58                    |
| <b>Estimated Expense</b>                  | \$2,075,078                 | \$2,234,284                | \$905,085                  | \$1,559,241                |
| <b>Expense SqFt</b>                       | \$7.63                      | \$9.20                     | \$7.63                     | \$7.98                     |
| <b>Net Operating Income</b>               | \$4,772,950                 | \$4,044,956                | \$2,081,697                | \$3,045,903                |
| <b>Full Market Value</b>                  | \$35,905,996                | \$30,512,000               | \$15,660,000               | \$22,690,000               |
| <b>Market Value per SqFt</b>              | \$132.03                    | \$125.69                   | \$132.02                   | \$116.18                   |
| <b>Distance from Condominium in miles</b> |                             | 0.51                       | 0.11                       | 0.49                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00165-7501                | 3-00171-0049               | 3-01514-0018               | 3-02436-0026               |
| <b>Condominium Section</b>                | 3015-R1                     |                            |                            |                            |
| <b>Address</b>                            | 236 LIVINGSTON STREET       | 337 STATE STREET           | 354 CHAUNCEY STREET        | 313 SOUTH 4 STREET         |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON MALL        | DOWNTOWN-FULTON MALL       | OCEAN HILL                 | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | RR-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 40                          | 60                         | 16                         | 13                         |
| <b>Year Built</b>                         | 2009                        | 1930                       | 1906                       | 1915                       |
| <b>Gross SqFt</b>                         | 34,580                      | 39,770                     | 7,280                      | 6,000                      |
| <b>Estimated Gross Income</b>             | \$785,312                   | \$917,632                  | \$165,306                  | \$148,040                  |
| <b>Gross Income per SqFt</b>              | \$22.71                     | \$23.07                    | \$22.71                    | \$24.67                    |
| <b>Estimated Expense</b>                  | \$394,904                   | \$348,953                  | \$83,162                   | \$60,696                   |
| <b>Expense SqFt</b>                       | \$11.42                     | \$8.77                     | \$11.42                    | \$10.12                    |
| <b>Net Operating Income</b>               | \$390,408                   | \$568,679                  | \$82,144                   | \$87,344                   |
| <b>Full Market Value</b>                  | \$251,966                   | \$4,221,000                | \$605,000                  | \$629,000                  |
| <b>Market Value per SqFt</b>              | \$7.29                      | \$106.14                   | \$83.10                    | \$104.83                   |
| <b>Distance from Condominium in miles</b> |                             | 0.05                       | 3.54                       | 2.11                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00165-7501                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 3015-R2                     |                            |                            |                            |
| <b>Address</b>                            | 236 LIVINGSTON STREET       | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON MALL        | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | RR-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 231                         | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 2009                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 186,668                     | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$3,962,962                 | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$1,821,880                 | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$2,141,082                 | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$1,387,307                 | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$7.43                      | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.05                       | 3.54                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00169-7501                | 3-01959-0027               | 3-00407-0026               | 3-00416-0017               |
| <b>Condominium Section</b>                | 1273-R1                     |                            |                            |                            |
| <b>Address</b>                            | 53 BOERUM PLACE             | 80 GREENE AVENUE           | 126 4 AVENUE               | 419 DE GRAW STREET         |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON MALL        | FORT GREENE                | GOWANUS                    | GOWANUS                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 99                          | 97                         | 56                         | 90                         |
| <b>Year Built</b>                         | 2003                        | 1982                       | 2006                       | 1931                       |
| <b>Gross SqFt</b>                         | 73,232                      | 71,470                     | 62,292                     | 76,334                     |
| <b>Estimated Gross Income</b>             | \$2,014,612                 | \$2,071,611                | \$1,713,487                | \$1,499,773                |
| <b>Gross Income per SqFt</b>              | \$27.51                     | \$28.99                    | \$27.51                    | \$19.65                    |
| <b>Estimated Expense</b>                  | \$681,790                   | \$717,471                  | \$579,931                  | \$449,932                  |
| <b>Expense SqFt</b>                       | \$9.31                      | \$10.04                    | \$9.31                     | \$5.89                     |
| <b>Net Operating Income</b>               | \$1,332,822                 | \$1,354,140                | \$1,133,556                | \$1,049,841                |
| <b>Full Market Value</b>                  | \$10,062,997                | \$10,224,000               | \$7,830,000                | \$7,555,000                |
| <b>Market Value per SqFt</b>              | \$137.41                    | \$143.05                   | \$125.70                   | \$98.97                    |
| <b>Distance from Condominium in miles</b> |                             | 1.12                       | 0.72                       | 0.54                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00176-7501                | 3-00235-0046               | 3-00171-0049               | 3-00241-0020               |
| <b>Condominium Section</b>                | 1980-R1                     |                            |                            |                            |
| <b>Address</b>                            | 75 SMITH STREET             | 136 HICKS STREET           | 337 STATE STREET           | 2 PIERREPONT STREET        |
| <b>Neighborhood</b>                       | BOERUM HILL                 | BROOKLYN HEIGHTS           | DOWNTOWN-FULTON MALL       | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 50                          | 46                         | 60                         | 41                         |
| <b>Year Built</b>                         | 2007                        | 1920                       | 1930                       | 1949                       |
| <b>Gross SqFt</b>                         | 56,769                      | 48,414                     | 39,770                     | 40,178                     |
| <b>Estimated Gross Income</b>             | \$1,309,661                 | \$1,213,434                | \$917,632                  | \$747,318                  |
| <b>Gross Income per SqFt</b>              | \$23.07                     | \$25.06                    | \$23.07                    | \$18.60                    |
| <b>Estimated Expense</b>                  | \$497,864                   | \$433,569                  | \$348,953                  | \$297,007                  |
| <b>Expense SqFt</b>                       | \$8.77                      | \$8.96                     | \$8.77                     | \$7.39                     |
| <b>Net Operating Income</b>               | \$811,797                   | \$779,865                  | \$568,679                  | \$450,311                  |
| <b>Full Market Value</b>                  | \$6,024,994                 | \$5,861,000                | \$4,221,000                | \$3,200,000                |
| <b>Market Value per SqFt</b>              | \$106.13                    | \$121.06                   | \$106.14                   | \$79.65                    |
| <b>Distance from Condominium in miles</b> |                             | 0.71                       | 0.13                       | 0.68                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00179-7501                | 3-00167-0051               | 3-00198-0065               | 3-00177-0011               |
| <b>Condominium Section</b>                | 0139-R1                     |                            |                            |                            |
| <b>Address</b>                            | 503 ATLANTIC AVENUE         | 323 SCHERMERHORN STREET    | 303 BERGEN STREET          | 354 STATE STREET           |
| <b>Neighborhood</b>                       | BOERUM HILL                 | DOWNTOWN-FULTON MALL       | BOERUM HILL                | BOERUM HILL                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 9                           | 16                         | 11                         | 20                         |
| <b>Year Built</b>                         | 1900                        | 1905                       | 1915                       | 1920                       |
| <b>Gross SqFt</b>                         | 8,000                       | 6,200                      | 11,000                     | 9,245                      |
| <b>Estimated Gross Income</b>             | \$210,800                   | \$165,303                  | \$289,880                  | \$242,782                  |
| <b>Gross Income per SqFt</b>              | \$26.35                     | \$26.66                    | \$26.35                    | \$26.26                    |
| <b>Estimated Expense</b>                  | \$69,920                    | \$61,497                   | \$96,185                   | \$106,504                  |
| <b>Expense SqFt</b>                       | \$8.74                      | \$9.92                     | \$8.74                     | \$11.52                    |
| <b>Net Operating Income</b>               | \$140,880                   | \$103,806                  | \$193,695                  | \$136,278                  |
| <b>Full Market Value</b>                  | \$1,042,498                 | \$175,000                  | \$1,462,000                | \$1,029,000                |
| <b>Market Value per SqFt</b>              | \$130.31                    | \$28.23                    | \$132.91                   | \$111.30                   |
| <b>Distance from Condominium in miles</b> |                             | 0.09                       | 0.20                       | 0.25                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00179-7505         | 3-02096-0014        | 3-02098-0011        | 3-00185-0039        |
| Condominium Section                | 2158-R1              |                     |                     |                     |
| Address                            | 457 ATLANTIC AVENUE  | 205 ASHLAND PLACE   | 63 FT GREENE PLACE  | 485 PACIFIC STREET  |
| Neighborhood                       | BOERUM HILL          | FORT GREENE         | FORT GREENE         | BOERUM HILL         |
| Building Classification            | R4-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 21                   | 16                  | 20                  | 20                  |
| Year Built                         |                      | 1931                | 1930                | 1913                |
| Gross SqFt                         | 21,046               | 25,032              | 17,080              | 13,516              |
| Estimated Gross Income             | \$447,228            | \$653,292           | \$363,019           | \$235,455           |
| Gross Income per SqFt              | \$21.25              | \$26.10             | \$21.25             | \$17.42             |
| Estimated Expense                  | \$115,963            | \$198,815           | \$94,093            | \$123,486           |
| Expense SqFt                       | \$5.51               | \$7.94              | \$5.51              | \$9.14              |
| Net Operating Income               | \$331,265            | \$454,477           | \$268,926           | \$111,969           |
| Full Market Value                  | \$2,422,001          | \$3,431,000         | \$1,966,000         | \$560,000           |
| Market Value per SqFt              | \$115.08             | \$137.06            | \$115.11            | \$41.43             |
| Distance from Condominium in miles |                      | 0.26                | 0.31                | 0.05                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00180-7501         | 3-01143-0035        | 3-02096-0014        |                     |
| Condominium Section                | 1409-R1              |                     |                     |                     |
| Address                            | 560 STATE STREET     | 528 BERGEN STREET   | 205 ASHLAND PLACE   |                     |
| Neighborhood                       | BOERUM HILL          | PROSPECT HEIGHTS    | FORT GREENE         |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 39                   | 21                  | 16                  |                     |
| Year Built                         | 1990                 | 2006                | 1931                |                     |
| Gross SqFt                         | 42,550               | 21,578              | 25,032              |                     |
| Estimated Gross Income             | \$1,033,540          | \$485,170           | \$653,292           |                     |
| Gross Income per SqFt              | \$24.29              | \$22.48             | \$26.10             |                     |
| Estimated Expense                  | \$332,316            | \$165,528           | \$198,815           |                     |
| Expense SqFt                       | \$7.81               | \$7.67              | \$7.94              |                     |
| Net Operating Income               | \$701,224            | \$319,642           | \$454,477           |                     |
| Full Market Value                  | \$5,246,996          | \$1,357,000         | \$3,431,000         |                     |
| Market Value per SqFt              | \$123.31             | \$62.89             | \$137.06            |                     |
| Distance from Condominium in miles |                      | 0.49                | 0.25                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3   |
|------------------------------------|----------------------|---------------------|---------------------|-----------------------|
| Boro-Block-Lot                     | 3-00180-7502         | 3-00407-0026        | 3-00416-0017        | 3-01979-0015          |
| Condominium Section                | 1719-R1              |                     |                     |                       |
| Address                            | 556 STATE STREET     | 126 4 AVENUE        | 419 DE GRAW STREET  | 475 WASHINGTON AVENUE |
| Neighborhood                       | BOERUM HILL          | GOWANUS             | GOWANUS             | CLINTON HILL          |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D5-ELEVATOR         | D1-ELEVATOR           |
| Total Units                        | 71                   | 56                  | 90                  | 62                    |
| Year Built                         | 2006                 | 2006                | 1931                | 1931                  |
| Gross SqFt                         | 70,037               | 62,292              | 76,334              | 63,450                |
| Estimated Gross Income             | \$1,400,040          | \$1,713,487         | \$1,499,773         | \$1,268,113           |
| Gross Income per SqFt              | \$19.99              | \$27.51             | \$19.65             | \$19.99               |
| Estimated Expense                  | \$380,301            | \$579,931           | \$449,932           | \$344,228             |
| Expense SqFt                       | \$5.43               | \$9.31              | \$5.89              | \$5.43                |
| Net Operating Income               | \$1,019,739          | \$1,133,556         | \$1,049,841         | \$923,885             |
| Full Market Value                  | \$7,364,993          | \$7,830,000         | \$7,555,000         | \$6,675,000           |
| Market Value per SqFt              | \$105.16             | \$125.70            | \$98.97             | \$105.20              |
| Distance from Condominium in miles |                      | 0.34                | 0.58                | 0.80                  |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00185-7501         | 3-00198-0065        | 3-00185-0039        |                     |
| Condominium Section                | 0063-R1              |                     |                     |                     |
| Address                            | 497 PACIFIC STREET   | 303 BERGEN STREET   | 485 PACIFIC STREET  |                     |
| Neighborhood                       | BOERUM HILL          | BOERUM HILL         | BOERUM HILL         |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 11                   | 11                  | 20                  |                     |
| Year Built                         | 1922                 | 1915                | 1913                |                     |
| Gross SqFt                         | 12,998               | 11,000              | 13,516              |                     |
| Estimated Gross Income             | \$284,526            | \$289,880           | \$235,455           |                     |
| Gross Income per SqFt              | \$21.89              | \$26.35             | \$17.42             |                     |
| Estimated Expense                  | \$116,202            | \$96,185            | \$123,486           |                     |
| Expense SqFt                       | \$8.94               | \$8.74              | \$9.14              |                     |
| Net Operating Income               | \$168,324            | \$193,695           | \$111,969           |                     |
| Full Market Value                  | \$1,238,000          | \$1,462,000         | \$560,000           |                     |
| Market Value per SqFt              | \$95.25              | \$132.91            | \$41.43             |                     |
| Distance from Condominium in miles |                      | 0.16                | 0.00                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00185-7502         | 3-01143-0035        | 3-00198-0065        | 3-02096-0014        |
| Condominium Section                | 1977-R1              |                     |                     |                     |
| Address                            | 52 3 AVENUE          | 528 BERGEN STREET   | 303 BERGEN STREET   | 205 ASHLAND PLACE   |
| Neighborhood                       | BOERUM HILL          | PROSPECT HEIGHTS    | BOERUM HILL         | FORT GREENE         |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 15                   | 21                  | 11                  | 16                  |
| Year Built                         | 2005                 | 2006                | 1915                | 1931                |
| Gross SqFt                         | 19,605               | 21,578              | 11,000              | 25,032              |
| Estimated Gross Income             | \$511,691            | \$485,170           | \$289,880           | \$653,292           |
| Gross Income per SqFt              | \$26.10              | \$22.48             | \$26.35             | \$26.10             |
| Estimated Expense                  | \$155,664            | \$165,528           | \$96,185            | \$198,815           |
| Expense SqFt                       | \$7.94               | \$7.67              | \$8.74              | \$7.94              |
| Net Operating Income               | \$356,027            | \$319,642           | \$193,695           | \$454,477           |
| Full Market Value                  | \$2,458,505          | \$1,357,000         | \$1,462,000         | \$3,431,000         |
| Market Value per SqFt              | \$125.40             | \$62.89             | \$132.91            | \$137.06            |
| Distance from Condominium in miles |                      | 0.60                | 0.16                | 0.31                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00192-7501         | 3-00198-0065        | 3-00389-0013        |                     |
| Condominium Section                | 0482-R1              |                     |                     |                     |
| Address                            | 321 DEAN STREET      | 303 BERGEN STREET   | 322 BERGEN STREET   |                     |
| Neighborhood                       | BOERUM HILL          | BOERUM HILL         | BOERUM HILL         |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 1                    | 11                  | 12                  |                     |
| Year Built                         | 1910                 | 1915                | 1931                |                     |
| Gross SqFt                         | 6,966                | 11,000              | 7,200               |                     |
| Estimated Gross Income             | \$169,204            | \$289,880           | \$160,000           |                     |
| Gross Income per SqFt              | \$24.29              | \$26.35             | \$22.22             |                     |
| Estimated Expense                  | \$61,788             | \$96,185            | \$64,776            |                     |
| Expense SqFt                       | \$8.87               | \$8.74              | \$9.00              |                     |
| Net Operating Income               | \$107,416            | \$193,695           | \$95,224            |                     |
| Full Market Value                  | \$375,000            | \$1,462,000         | \$700,000           |                     |
| Market Value per SqFt              | \$53.83              | \$132.91            | \$97.22             |                     |
| Distance from Condominium in miles |                      | 0.05                | 0.10                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00193-7501         | 3-00396-0053        | 3-00187-0014        |                     |
| Condominium Section                | 0929-R1              |                     |                     |                     |
| Address                            | 40 DEAN STREET       | 311 BALTIC STREET   | 256 PACIFIC STREET  |                     |
| Neighborhood                       | BOERUM HILL          | BOERUM HILL         | BOERUM HILL         |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 22                   | 20                  | 25                  |                     |
| Year Built                         | 2002                 | 1900                | 1920                |                     |
| Gross SqFt                         | 26,677               | 17,640              | 17,215              |                     |
| Estimated Gross Income             | \$552,214            | \$414,019           | \$308,715           |                     |
| Gross Income per SqFt              | \$20.70              | \$23.47             | \$17.93             |                     |
| Estimated Expense                  | \$173,401            | \$111,558           | \$114,824           |                     |
| Expense SqFt                       | \$6.50               | \$6.32              | \$6.67              |                     |
| Net Operating Income               | \$378,813            | \$302,461           | \$193,891           |                     |
| Full Market Value                  | \$2,756,000          | \$2,252,000         | \$1,366,000         |                     |
| Market Value per SqFt              | \$103.31             | \$127.66            | \$79.35             |                     |
| Distance from Condominium in miles |                      | 0.15                | 0.05                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00193-7502         | 3-00187-0012        | 3-00187-0016        | 3-00187-0014        |
| Condominium Section                | 1896-R1              |                     |                     |                     |
| Address                            | 52 DEAN STREET       | 250 PACIFIC STREET  | 260 PACIFIC STREET  | 256 PACIFIC STREET  |
| Neighborhood                       | BOERUM HILL          | BOERUM HILL         | BOERUM HILL         | BOERUM HILL         |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 23                   | 25                  | 25                  | 25                  |
| Year Built                         | 2006                 | 1920                | 1920                | 1920                |
| Gross SqFt                         | 29,086               | 17,215              | 17,215              | 17,215              |
| Estimated Gross Income             | \$521,512            | \$300,224           | \$308,715           | \$308,715           |
| Gross Income per SqFt              | \$17.93              | \$17.44             | \$17.93             | \$17.93             |
| Estimated Expense                  | \$199,239            | \$155,752           | \$117,911           | \$114,824           |
| Expense SqFt                       | \$6.85               | \$9.05              | \$6.85              | \$6.67              |
| Net Operating Income               | \$322,273            | \$144,472           | \$190,804           | \$193,891           |
| Full Market Value                  | \$2,271,000          | \$1,011,000         | \$1,345,000         | \$1,366,000         |
| Market Value per SqFt              | \$78.08              | \$58.73             | \$78.13             | \$79.35             |
| Distance from Condominium in miles |                      | 0.05                | 0.05                | 0.05                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00198-7501                | 3-00376-0023               | 3-01949-0027               | 3-01914-0035               |
| <b>Condominium Section</b>                | 2711-R1                     |                            |                            |                            |
| <b>Address</b>                            | 324 DEAN STREET             | 104 LUQUER STREET          | 426 LAFAYETTE AVENUE       | 902 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BOERUM HILL                 | CARROLL GARDENS            | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 20                          | 22                         | 24                         | 18                         |
| <b>Year Built</b>                         | 2005                        | 2003                       | 2009                       | 2005                       |
| <b>Gross SqFt</b>                         | 14,368                      | 24,150                     | 27,797                     | 13,000                     |
| <b>Estimated Gross Income</b>             | \$310,924                   | \$568,026                  | \$601,520                  | \$273,319                  |
| <b>Gross Income per SqFt</b>              | \$21.64                     | \$23.52                    | \$21.64                    | \$21.02                    |
| <b>Estimated Expense</b>                  | \$149,284                   | \$152,379                  | \$288,730                  | \$80,614                   |
| <b>Expense SqFt</b>                       | \$10.39                     | \$6.31                     | \$10.39                    | \$6.20                     |
| <b>Net Operating Income</b>               | \$161,640                   | \$415,647                  | \$312,790                  | \$192,705                  |
| <b>Full Market Value</b>                  | \$2,265,004                 | \$3,153,000                | \$2,296,000                | \$1,377,000                |
| <b>Market Value per SqFt</b>              | \$157.64                    | \$130.56                   | \$82.60                    | \$105.92                   |
| <b>Distance from Condominium in miles</b> |                             | 1.15                       | 1.21                       | 1.46                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00207-7501                | 3-00247-0028               | 3-00236-0007               |                            |
| <b>Condominium Section</b>                | 0123-R1                     |                            |                            |                            |
| <b>Address</b>                            | 55 POPLAR STREET            | 74 MONTAGUE STREET         | 75 PIERREPONT STREET       |                            |
| <b>Neighborhood</b>                       | BROOKLYN HEIGHTS            | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 57                          | 59                         | 36                         |                            |
| <b>Year Built</b>                         | 1910                        | 1912                       | 1925                       |                            |
| <b>Gross SqFt</b>                         | 52,396                      | 54,640                     | 25,818                     |                            |
| <b>Estimated Gross Income</b>             | \$1,134,373                 | \$1,202,834                | \$549,615                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.65                     | \$22.01                    | \$21.29                    |                            |
| <b>Estimated Expense</b>                  | \$443,794                   | \$446,841                  | \$225,873                  |                            |
| <b>Expense SqFt</b>                       | \$8.47                      | \$8.18                     | \$8.75                     |                            |
| <b>Net Operating Income</b>               | \$690,579                   | \$755,993                  | \$323,742                  |                            |
| <b>Full Market Value</b>                  | \$5,066,000                 | \$5,565,000                | \$2,368,000                |                            |
| <b>Market Value per SqFt</b>              | \$96.69                     | \$101.85                   | \$91.72                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.48                       | 0.38                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00207-7502         | 3-00036-0016          | 3-00235-0046        |                     |
| Condominium Section                | 0321-R1              |                       |                     |                     |
| Address                            | 75 POPLAR STREET     | 16 WATER STREET       | 136 HICKS STREET    |                     |
| Neighborhood                       | BROOKLYN HEIGHTS     | DOWNTOWN-FULTON FERRY | BROOKLYN HEIGHTS    |                     |
| Building Classification            | R4-CONDOMINIUM       | D5-ELEVATOR           | D9-ELEVATOR         |                     |
| Total Units                        | 56                   | 23                    | 46                  |                     |
| Year Built                         | 1910                 | 1910                  | 1920                |                     |
| Gross SqFt                         | 74,131               | 50,932                | 48,414              |                     |
| Estimated Gross Income             | \$1,879,962          | \$1,306,823           | \$1,213,434         |                     |
| Gross Income per SqFt              | \$25.36              | \$25.66               | \$25.06             |                     |
| Estimated Expense                  | \$593,789            | \$359,443             | \$433,569           |                     |
| Expense SqFt                       | \$8.01               | \$7.06                | \$8.96              |                     |
| Net Operating Income               | \$1,286,173          | \$947,380             | \$779,865           |                     |
| Full Market Value                  | \$9,685,005          | \$6,069,000           | \$5,861,000         |                     |
| Market Value per SqFt              | \$130.65             | \$119.16              | \$121.06            |                     |
| Distance from Condominium in miles |                      | 0.13                  | 0.33                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00242-7501         | 3-00236-0007         | 3-00238-0021        | 3-00242-0018        |
| Condominium Section                | 0196-R1              |                      |                     |                     |
| Address                            | 205 HICKS STREET     | 75 PIERREPONT STREET | 34 MONROE PLACE     | 191 HICKS STREET    |
| Neighborhood                       | BROOKLYN HEIGHTS     | BROOKLYN HEIGHTS     | BROOKLYN HEIGHTS    | BROOKLYN HEIGHTS    |
| Building Classification            | R9-CONDOMINIUM       | D1-ELEVATOR          | D1-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 23                   | 36                   | 24                  | 19                  |
| Year Built                         | 1900                 | 1925                 | 1916                | 1920                |
| Gross SqFt                         | 25,230               | 25,818               | 23,562              | 24,528              |
| Estimated Gross Income             | \$522,261            | \$549,615            | \$487,797           | \$500,771           |
| Gross Income per SqFt              | \$20.70              | \$21.29              | \$20.70             | \$20.42             |
| Estimated Expense                  | \$187,459            | \$225,873            | \$174,949           | \$237,129           |
| Expense SqFt                       | \$7.43               | \$8.75               | \$7.43              | \$9.67              |
| Net Operating Income               | \$334,802            | \$323,742            | \$312,848           | \$263,642           |
| Full Market Value                  | \$2,436,000          | \$2,368,000          | \$2,276,000         | \$1,912,000         |
| Market Value per SqFt              | \$96.55              | \$91.72              | \$96.60             | \$77.95             |
| Distance from Condominium in miles |                      | 0.04                 | 0.15                | 0.00                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00245-7501                | 3-00271-0001               | 3-00171-0001               | 3-07274-0035               |
| <b>Condominium Section</b>                | 2150-R1                     |                            |                            |                            |
| <b>Address</b>                            | 360 FURMAN STREET           | 205 STATE STREET           | 65 HOYT STREET             | 3000 OCEAN PARKWAY         |
| <b>Neighborhood</b>                       | BROOKLYN HEIGHTS            | DOWNTOWN-FULTON MALL       | DOWNTOWN-FULTON MALL       | CONEY ISLAND               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 438                         | 364                        | 158                        | 441                        |
| <b>Year Built</b>                         | 2008                        | 2003                       | 2005                       | 1964                       |
| <b>Gross SqFt</b>                         | 628,669                     | 242,752                    | 195,296                    | 470,000                    |
| <b>Estimated Gross Income</b>             | \$14,824,015                | \$6,279,240                | \$4,605,144                | \$7,742,654                |
| <b>Gross Income per SqFt</b>              | \$23.58                     | \$25.87                    | \$23.58                    | \$16.47                    |
| <b>Estimated Expense</b>                  | \$5,016,779                 | \$2,234,284                | \$1,559,241                | \$3,236,084                |
| <b>Expense SqFt</b>                       | \$7.98                      | \$9.20                     | \$7.98                     | \$6.89                     |
| <b>Net Operating Income</b>               | \$9,807,236                 | \$4,044,956                | \$3,045,903                | \$4,506,570                |
| <b>Full Market Value</b>                  | \$73,057,019                | \$30,512,000               | \$22,690,000               | \$31,061,000               |
| <b>Market Value per SqFt</b>              | \$116.21                    | \$125.69                   | \$116.18                   | \$66.09                    |
| <b>Distance from Condominium in miles</b> |                             | 0.61                       | 0.94                       | 8.17                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00249-7502                | 3-00254-0006               | 3-00238-0021               |                            |
| <b>Condominium Section</b>                | 2680-R1                     |                            |                            |                            |
| <b>Address</b>                            | 166 MONTAGUE STREET         | 141 JORALEMON STREET       | 34 MONROE PLACE            |                            |
| <b>Neighborhood</b>                       | BROOKLYN HEIGHTS            | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 24                          | 47                         | 24                         |                            |
| <b>Year Built</b>                         |                             | 1923                       | 1916                       |                            |
| <b>Gross SqFt</b>                         | 43,181                      | 46,410                     | 23,562                     |                            |
| <b>Estimated Gross Income</b>             | \$936,596                   | \$1,052,050                | \$487,797                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.69                     | \$22.67                    | \$20.70                    |                            |
| <b>Estimated Expense</b>                  | \$310,903                   | \$323,455                  | \$174,949                  |                            |
| <b>Expense SqFt</b>                       | \$7.20                      | \$6.97                     | \$7.43                     |                            |
| <b>Net Operating Income</b>               | \$625,693                   | \$728,595                  | \$312,848                  |                            |
| <b>Full Market Value</b>                  | \$4,726,058                 | \$5,392,000                | \$2,276,000                |                            |
| <b>Market Value per SqFt</b>              | \$109.45                    | \$116.18                   | \$96.60                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.07                       | 0.15                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00254-7501                | 3-00267-0027               | 3-00247-0019               | 3-00274-0035               |
| <b>Condominium Section</b>                | 0413-R1                     |                            |                            |                            |
| <b>Address</b>                            | 132 REMSEN STREET           | 148 CLINTON STREET         | 7 MONTAGUE TERRACE         | 88 STATE STREET            |
| <b>Neighborhood</b>                       | BROOKLYN HEIGHTS            | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 13                         | 12                         | 14                         |
| <b>Year Built</b>                         | 1900                        | 1900                       | 1900                       | 1910                       |
| <b>Gross SqFt</b>                         | 9,207                       | 9,467                      | 7,434                      | 9,504                      |
| <b>Estimated Gross Income</b>             | \$244,446                   | \$254,240                  | \$195,093                  | \$252,315                  |
| <b>Gross Income per SqFt</b>              | \$26.55                     | \$26.86                    | \$26.24                    | \$26.55                    |
| <b>Estimated Expense</b>                  | \$103,763                   | \$90,106                   | \$68,283                   | \$107,095                  |
| <b>Expense SqFt</b>                       | \$11.27                     | \$9.52                     | \$9.19                     | \$11.27                    |
| <b>Net Operating Income</b>               | \$140,683                   | \$164,134                  | \$126,810                  | \$145,220                  |
| <b>Full Market Value</b>                  | \$1,062,001                 | \$1,239,000                | \$957,000                  | \$1,096,000                |
| <b>Market Value per SqFt</b>              | \$115.35                    | \$130.88                   | \$128.73                   | \$115.32                   |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.16                       | 0.19                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00258-7501                | 3-00376-0023               | 3-00042-0018               |                            |
| <b>Condominium Section</b>                | 1015-R1                     |                            |                            |                            |
| <b>Address</b>                            | 60 STATE STREET             | 104 LUQUER STREET          | 254 WATER STREET           |                            |
| <b>Neighborhood</b>                       | BROOKLYN HEIGHTS            | CARROLL GARDENS            | DOWNTOWN-FULTON FERRY      |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D8-ELEVATOR                |                            |
| <b>Total Units</b>                        | 11                          | 22                         | 26                         |                            |
| <b>Year Built</b>                         | 2001                        | 2003                       | 2002                       |                            |
| <b>Gross SqFt</b>                         | 21,259                      | 24,150                     | 28,358                     |                            |
| <b>Estimated Gross Income</b>             | \$454,092                   | \$568,026                  | \$544,367                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.36                     | \$23.52                    | \$19.20                    |                            |
| <b>Estimated Expense</b>                  | \$113,948                   | \$152,379                  | \$125,120                  |                            |
| <b>Expense SqFt</b>                       | \$5.36                      | \$6.31                     | \$4.41                     |                            |
| <b>Net Operating Income</b>               | \$340,144                   | \$415,647                  | \$419,247                  |                            |
| <b>Full Market Value</b>                  | \$2,490,000                 | \$3,153,000                | \$3,002,000                |                            |
| <b>Market Value per SqFt</b>              | \$117.13                    | \$130.56                   | \$105.86                   |                            |
| <b>Distance from Condominium in miles</b> |                             | 1.04                       | 1.08                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3  |
|------------------------------------|----------------------|----------------------|---------------------|----------------------|
| Boro-Block-Lot                     | 3-00265-7501         | 3-00268-0039         | 3-00238-0021        | 3-00254-0006         |
| Condominium Section                | 0849-R1              |                      |                     |                      |
| Address                            | 64 COURT STREET      | 54 LIVINGSTON STREET | 34 MONROE PLACE     | 141 JORALEMON STREET |
| Neighborhood                       | BROOKLYN HEIGHTS     | BROOKLYN HEIGHTS     | BROOKLYN HEIGHTS    | BROOKLYN HEIGHTS     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR          | D1-ELEVATOR         | D3-ELEVATOR          |
| Total Units                        | 33                   | 32                   | 24                  | 47                   |
| Year Built                         | 1921                 | 1900                 | 1916                | 1923                 |
| Gross SqFt                         | 32,500               | 21,040               | 23,562              | 46,410               |
| Estimated Gross Income             | \$709,150            | \$459,070            | \$487,797           | \$1,052,050          |
| Gross Income per SqFt              | \$21.82              | \$21.82              | \$20.70             | \$22.67              |
| Estimated Expense                  | \$289,900            | \$187,641            | \$174,949           | \$323,455            |
| Expense SqFt                       | \$8.92               | \$8.92               | \$7.43              | \$6.97               |
| Net Operating Income               | \$419,250            | \$271,429            | \$312,848           | \$728,595            |
| Full Market Value                  | \$3,079,998          | \$1,682,000          | \$2,276,000         | \$5,392,000          |
| Market Value per SqFt              | \$94.77              | \$79.94              | \$96.60             | \$116.18             |
| Distance from Condominium in miles |                      | 0.05                 | 0.27                | 0.15                 |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00265-7502         | 3-00171-0049         | 3-01514-0018        |                     |
| Condominium Section                | 3077-R1              |                      |                     |                     |
| Address                            | 56 COURT STREET      | 337 STATE STREET     | 354 CHAUNCEY STREET |                     |
| Neighborhood                       | BROOKLYN HEIGHTS     | DOWNTOWN-FULTON MALL | OCEAN HILL          |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 12                   | 60                   | 16                  |                     |
| Year Built                         | 1927                 | 1930                 | 1906                |                     |
| Gross SqFt                         | 18,663               | 39,770               | 7,280               |                     |
| Estimated Gross Income             | \$396,215            | \$917,632            | \$165,306           |                     |
| Gross Income per SqFt              | \$21.23              | \$23.07              | \$22.71             |                     |
| Estimated Expense                  | \$182,151            | \$348,953            | \$83,162            |                     |
| Expense SqFt                       | \$9.76               | \$8.77               | \$11.42             |                     |
| Net Operating Income               | \$214,064            | \$568,679            | \$82,144            |                     |
| Full Market Value                  | \$1,565,001          | \$4,221,000          | \$605,000           |                     |
| Market Value per SqFt              | \$83.86              | \$106.14             | \$83.10             |                     |
| Distance from Condominium in miles |                      | 0.46                 | 3.96                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00269-7501                | 3-00171-0001               | 3-00051-0001               |                            |
| <b>Condominium Section</b>                | 1702-R1                     |                            |                            |                            |
| <b>Address</b>                            | 110 LIVINGSTON STREET       | 65 HOYT STREET             | 65 WASHINGTON STREET       |                            |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON MALL        | DOWNTOWN-FULTON MALL       | DOWNTOWN-FULTON FERRY      |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D5-ELEVATOR                |                            |
| <b>Total Units</b>                        | 299                         | 158                        | 104                        |                            |
| <b>Year Built</b>                         | 1926                        | 2005                       | 1914                       |                            |
| <b>Gross SqFt</b>                         | 324,465                     | 195,296                    | 123,700                    |                            |
| <b>Estimated Gross Income</b>             | \$7,157,698                 | \$4,605,144                | \$2,539,768                |                            |
| <b>Gross Income per SqFt</b>              | \$22.06                     | \$23.58                    | \$20.53                    |                            |
| <b>Estimated Expense</b>                  | \$2,637,900                 | \$1,559,241                | \$1,024,290                |                            |
| <b>Expense SqFt</b>                       | \$8.13                      | \$7.98                     | \$8.28                     |                            |
| <b>Net Operating Income</b>               | \$4,519,798                 | \$3,045,903                | \$1,515,478                |                            |
| <b>Full Market Value</b>                  | \$33,280,001                | \$22,690,000               | \$11,009,000               |                            |
| <b>Market Value per SqFt</b>              | \$102.57                    | \$116.18                   | \$89.00                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.34                       | 0.77                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00269-7501                | 3-00242-0031               | 3-00242-0018               | 3-00238-0021               |
| <b>Condominium Section</b>                | 1702-R2                     |                            |                            |                            |
| <b>Address</b>                            | 110 LIVINGSTON STREET       | 70 PIERREPONT STREET       | 191 HICKS STREET           | 34 MONROE PLACE            |
| <b>Neighborhood</b>                       | DOWNTOWN-FULTON MALL        | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 19                          | 13                         | 19                         | 24                         |
| <b>Year Built</b>                         |                             | 1925                       | 1920                       | 1916                       |
| <b>Gross SqFt</b>                         | 5,520                       | 12,696                     | 24,528                     | 23,562                     |
| <b>Estimated Gross Income</b>             | \$112,718                   | \$205,662                  | \$500,771                  | \$487,797                  |
| <b>Gross Income per SqFt</b>              | \$20.42                     | \$16.20                    | \$20.42                    | \$20.70                    |
| <b>Estimated Expense</b>                  | \$53,378                    | \$100,021                  | \$237,129                  | \$174,949                  |
| <b>Expense SqFt</b>                       | \$9.67                      | \$7.88                     | \$9.67                     | \$7.43                     |
| <b>Net Operating Income</b>               | \$59,340                    | \$105,641                  | \$263,642                  | \$312,848                  |
| <b>Full Market Value</b>                  | \$133,493                   | \$651,000                  | \$1,912,000                | \$2,276,000                |
| <b>Market Value per SqFt</b>              | \$24.18                     | \$51.28                    | \$77.95                    | \$96.60                    |
| <b>Distance from Condominium in miles</b> |                             | 0.38                       | 0.38                       | 0.36                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00271-7501         | 3-00265-0006         | 3-00241-0020        |                     |
| Condominium Section                | 1783-R1              |                      |                     |                     |
| Address                            | 199 STATE STREET     | 59 LIVINGSTON STREET | 2 PIERREPONT STREET |                     |
| Neighborhood                       | DOWNTOWN-FULTON MALL | BROOKLYN HEIGHTS     | BROOKLYN HEIGHTS    |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | D1-ELEVATOR         |                     |
| Total Units                        | 46                   | 43                   | 41                  |                     |
| Year Built                         | 2006                 | 1917                 | 1949                |                     |
| Gross SqFt                         | 66,878               | 63,224               | 40,178              |                     |
| Estimated Gross Income             | \$1,242,593          | \$1,173,322          | \$747,318           |                     |
| Gross Income per SqFt              | \$18.58              | \$18.56              | \$18.60             |                     |
| Estimated Expense                  | \$549,068            | \$571,226            | \$297,007           |                     |
| Expense SqFt                       | \$8.21               | \$9.03               | \$7.39              |                     |
| Net Operating Income               | \$693,525            | \$602,096            | \$450,311           |                     |
| Full Market Value                  | \$4,929,003          | \$4,276,000          | \$3,200,000         |                     |
| Market Value per SqFt              | \$73.70              | \$67.63              | \$79.65             |                     |
| Distance from Condominium in miles |                      | 0.14                 | 0.47                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00274-7501         | 3-00274-0035        | 3-00267-0027        | 3-00247-0019        |
| Condominium Section                | 0126-R1              |                     |                     |                     |
| Address                            | 304 HENRY STREET     | 88 STATE STREET     | 148 CLINTON STREET  | 7 MONTAGUE TERRACE  |
| Neighborhood                       | BROOKLYN HEIGHTS     | BROOKLYN HEIGHTS    | BROOKLYN HEIGHTS    | BROOKLYN HEIGHTS    |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 8                    | 14                  | 13                  | 12                  |
| Year Built                         | 1925                 | 1910                | 1900                | 1900                |
| Gross SqFt                         | 5,239                | 9,504               | 9,467               | 7,434               |
| Estimated Gross Income             | \$139,095            | \$252,315           | \$254,240           | \$195,093           |
| Gross Income per SqFt              | \$26.55              | \$26.55             | \$26.86             | \$26.24             |
| Estimated Expense                  | \$59,044             | \$107,095           | \$90,106            | \$68,283            |
| Expense SqFt                       | \$11.27              | \$11.27             | \$9.52              | \$9.19              |
| Net Operating Income               | \$80,051             | \$145,220           | \$164,134           | \$126,810           |
| Full Market Value                  | \$604,001            | \$1,096,000         | \$1,239,000         | \$957,000           |
| Market Value per SqFt              | \$115.29             | \$115.32            | \$130.88            | \$128.73            |
| Distance from Condominium in miles |                      | 0.00                | 0.14                | 0.26                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00275-7501         | 3-00267-0027        | 3-00284-0025        | 3-00274-0035        |
| Condominium Section                | 0100-R1              |                     |                     |                     |
| Address                            | 141 ATLANTIC AVENUE  | 148 CLINTON STREET  | 108 ATLANTIC AVENUE | 88 STATE STREET     |
| Neighborhood                       | BROOKLYN HEIGHTS     | BROOKLYN HEIGHTS    | COBBLE HILL         | BROOKLYN HEIGHTS    |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C7-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 2                    | 13                  | 12                  | 14                  |
| Year Built                         | 1900                 | 1900                | 1915                | 1910                |
| Gross SqFt                         | 3,170                | 9,467               | 11,490              | 9,504               |
| Estimated Gross Income             | \$84,164             | \$254,240           | \$232,570           | \$252,315           |
| Gross Income per SqFt              | \$26.55              | \$26.86             | \$20.24             | \$26.55             |
| Estimated Expense                  | \$35,726             | \$90,106            | \$73,242            | \$107,095           |
| Expense SqFt                       | \$11.27              | \$9.52              | \$6.37              | \$11.27             |
| Net Operating Income               | \$48,438             | \$164,134           | \$159,328           | \$145,220           |
| Full Market Value                  | \$344,302            | \$1,239,000         | \$1,154,000         | \$1,096,000         |
| Market Value per SqFt              | \$108.61             | \$130.88            | \$100.44            | \$115.32            |
| Distance from Condominium in miles |                      | 0.07                | 0.11                | 0.10                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00277-7501         | 3-00171-0001         | 3-01149-0018        |                     |
| Condominium Section                | 1467-R1              |                      |                     |                     |
| Address                            | 125 COURT STREET     | 65 HOYT STREET       | 880 BERGEN STREET   |                     |
| Neighborhood                       | BOERUM HILL          | DOWNTOWN-FULTON MALL | CROWN HEIGHTS       |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | D9-ELEVATOR         |                     |
| Total Units                        | 321                  | 158                  | 123                 |                     |
| Year Built                         | 2005                 | 2005                 | 2005                |                     |
| Gross SqFt                         | 248,762              | 195,296              | 144,493             |                     |
| Estimated Gross Income             | \$5,370,772          | \$4,605,144          | \$2,832,358         |                     |
| Gross Income per SqFt              | \$21.59              | \$23.58              | \$19.60             |                     |
| Estimated Expense                  | \$1,626,903          | \$1,559,241          | \$736,017           |                     |
| Expense SqFt                       | \$6.54               | \$7.98               | \$5.09              |                     |
| Net Operating Income               | \$3,743,869          | \$3,045,903          | \$2,096,341         |                     |
| Full Market Value                  | \$27,466,000         | \$22,690,000         | \$15,073,000        |                     |
| Market Value per SqFt              | \$110.41             | \$116.18             | \$104.32            |                     |
| Distance from Condominium in miles |                      | 0.33                 | 1.99                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00278-7501         | 3-00242-0031         | 3-00242-0018        |                     |
| Condominium Section                | 2787-R1              |                      |                     |                     |
| Address                            | 225 PACIFIC STREET   | 70 PIERREPONT STREET | 191 HICKS STREET    |                     |
| Neighborhood                       | BOERUM HILL          | BROOKLYN HEIGHTS     | BROOKLYN HEIGHTS    |                     |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR          | D9-ELEVATOR         |                     |
| Total Units                        | 14                   | 13                   | 19                  |                     |
| Year Built                         | 2010                 | 1925                 | 1920                |                     |
| Gross SqFt                         | 21,210               | 12,696               | 24,528              |                     |
| Estimated Gross Income             | \$388,355            | \$205,662            | \$500,771           |                     |
| Gross Income per SqFt              | \$18.31              | \$16.20              | \$20.42             |                     |
| Estimated Expense                  | \$186,224            | \$100,021            | \$237,129           |                     |
| Expense SqFt                       | \$8.78               | \$7.88               | \$9.67              |                     |
| Net Operating Income               | \$202,131            | \$105,641            | \$263,642           |                     |
| Full Market Value                  | \$1,067,999          | \$651,000            | \$1,912,000         |                     |
| Market Value per SqFt              | \$50.35              | \$51.28              | \$77.95             |                     |
| Distance from Condominium in miles |                      | 0.46                 | 0.46                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00280-7501         | 3-00297-0019        | 3-00384-0072        | 3-00396-0053        |
| Condominium Section                | 0006-R1              |                     |                     |                     |
| Address                            | 120 BOERUM PLACE     | 182 AMITY STREET    | 15 WYCKOFF STREET   | 311 BALTIC STREET   |
| Neighborhood                       | BOERUM HILL          | COBBLE HILL         | BOERUM HILL         | BOERUM HILL         |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 56                   | 48                  | 40                  | 20                  |
| Year Built                         | 1916                 | 1900                | 1900                | 1900                |
| Gross SqFt                         | 68,330               | 35,950              | 26,084              | 17,640              |
| Estimated Gross Income             | \$1,603,705          | \$658,513           | \$616,746           | \$414,019           |
| Gross Income per SqFt              | \$23.47              | \$18.32             | \$23.64             | \$23.47             |
| Estimated Expense                  | \$431,846            | \$277,311           | \$246,698           | \$111,558           |
| Expense SqFt                       | \$6.32               | \$7.71              | \$9.46              | \$6.32              |
| Net Operating Income               | \$1,171,859          | \$381,202           | \$370,048           | \$302,461           |
| Full Market Value                  | \$7,698,918          | \$2,700,000         | \$2,758,000         | \$2,252,000         |
| Market Value per SqFt              | \$112.67             | \$75.10             | \$105.74            | \$127.66            |
| Distance from Condominium in miles |                      | 0.10                | 0.07                | 0.16                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00280-7502                | 3-00242-0031               | 3-00242-0018               | 3-00238-0021               |
| <b>Condominium Section</b>                | 0841-R1                     |                            |                            |                            |
| <b>Address</b>                            | 25 BERGEN STREET            | 70 PIERREPONT STREET       | 191 HICKS STREET           | 34 MONROE PLACE            |
| <b>Neighborhood</b>                       | BOERUM HILL                 | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 13                         | 19                         | 24                         |
| <b>Year Built</b>                         | 1910                        | 1925                       | 1920                       | 1916                       |
| <b>Gross SqFt</b>                         | 19,388                      | 12,696                     | 24,528                     | 23,562                     |
| <b>Estimated Gross Income</b>             | \$395,903                   | \$205,662                  | \$500,771                  | \$487,797                  |
| <b>Gross Income per SqFt</b>              | \$20.42                     | \$16.20                    | \$20.42                    | \$20.70                    |
| <b>Estimated Expense</b>                  | \$187,482                   | \$100,021                  | \$237,129                  | \$174,949                  |
| <b>Expense SqFt</b>                       | \$9.67                      | \$7.88                     | \$9.67                     | \$7.43                     |
| <b>Net Operating Income</b>               | \$208,421                   | \$105,641                  | \$263,642                  | \$312,848                  |
| <b>Full Market Value</b>                  | \$1,512,000                 | \$651,000                  | \$1,912,000                | \$2,276,000                |
| <b>Market Value per SqFt</b>              | \$77.99                     | \$51.28                    | \$77.95                    | \$96.60                    |
| <b>Distance from Condominium in miles</b> |                             | 0.53                       | 0.53                       | 0.56                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00285-7501                | 3-00297-0019               | 3-00384-0072               | 3-00396-0053               |
| <b>Condominium Section</b>                | 0008-R1                     |                            |                            |                            |
| <b>Address</b>                            | 124 ATLANTIC AVENUE         | 182 AMITY STREET           | 15 WYCKOFF STREET          | 311 BALTIC STREET          |
| <b>Neighborhood</b>                       | COBBLE HILL                 | COBBLE HILL                | BOERUM HILL                | BOERUM HILL                |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 47                          | 48                         | 40                         | 20                         |
| <b>Year Built</b>                         | 1900                        | 1900                       | 1900                       | 1900                       |
| <b>Gross SqFt</b>                         | 36,858                      | 35,950                     | 26,084                     | 17,640                     |
| <b>Estimated Gross Income</b>             | \$720,205                   | \$658,513                  | \$616,746                  | \$414,019                  |
| <b>Gross Income per SqFt</b>              | \$19.54                     | \$18.32                    | \$23.64                    | \$23.47                    |
| <b>Estimated Expense</b>                  |                             | \$277,311                  | \$246,698                  | \$111,558                  |
| <b>Expense SqFt</b>                       |                             | \$7.71                     | \$9.46                     | \$6.32                     |
| <b>Net Operating Income</b>               | \$720,205                   | \$381,202                  | \$370,048                  | \$302,461                  |
| <b>Full Market Value</b>                  | \$8,102,000                 | \$2,700,000                | \$2,758,000                | \$2,252,000                |
| <b>Market Value per SqFt</b>              | \$219.82                    | \$75.10                    | \$105.74                   | \$127.66                   |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.29                       | 0.34                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00286-7501                | 3-00396-0053               | 3-00267-0027               | 3-00274-0035               |
| <b>Condominium Section</b>                | 0051-R1                     |                            |                            |                            |
| <b>Address</b>                            | 158 ATLANTIC AVENUE         | 311 BALTIC STREET          | 148 CLINTON STREET         | 88 STATE STREET            |
| <b>Neighborhood</b>                       | COBBLE HILL                 | BOERUM HILL                | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 20                          | 20                         | 13                         | 14                         |
| <b>Year Built</b>                         | 1900                        | 1900                       | 1900                       | 1910                       |
| <b>Gross SqFt</b>                         | 9,924                       | 17,640                     | 9,467                      | 9,504                      |
| <b>Estimated Gross Income</b>             | \$263,482                   | \$414,019                  | \$254,240                  | \$252,315                  |
| <b>Gross Income per SqFt</b>              | \$26.55                     | \$23.47                    | \$26.86                    | \$26.55                    |
| <b>Estimated Expense</b>                  | \$111,843                   | \$111,558                  | \$90,106                   | \$107,095                  |
| <b>Expense SqFt</b>                       | \$11.27                     | \$6.32                     | \$9.52                     | \$11.27                    |
| <b>Net Operating Income</b>               | \$151,639                   | \$302,461                  | \$164,134                  | \$145,220                  |
| <b>Full Market Value</b>                  | \$1,144,999                 | \$2,252,000                | \$1,239,000                | \$1,096,000                |
| <b>Market Value per SqFt</b>              | \$115.38                    | \$127.66                   | \$130.88                   | \$115.32                   |
| <b>Distance from Condominium in miles</b> |                             | 0.28                       | 0.15                       | 0.21                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00286-7505                | 3-00297-0019               | 3-00396-0053               | 3-00278-0015               |
| <b>Condominium Section</b>                | 2436-R1                     |                            |                            |                            |
| <b>Address</b>                            | 200 ATLANTIC AVENUE         | 182 AMITY STREET           | 311 BALTIC STREET          | 145 COURT STREET           |
| <b>Neighborhood</b>                       | COBBLE HILL                 | COBBLE HILL                | BOERUM HILL                | BOERUM HILL                |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 32                          | 48                         | 20                         | 22                         |
| <b>Year Built</b>                         |                             | 1900                       | 1900                       | 1900                       |
| <b>Gross SqFt</b>                         | 38,705                      | 35,950                     | 17,640                     | 16,800                     |
| <b>Estimated Gross Income</b>             | \$908,406                   | \$658,513                  | \$414,019                  | \$443,987                  |
| <b>Gross Income per SqFt</b>              | \$23.47                     | \$18.32                    | \$23.47                    | \$26.43                    |
| <b>Estimated Expense</b>                  | \$244,616                   | \$277,311                  | \$111,558                  | \$186,656                  |
| <b>Expense SqFt</b>                       | \$6.32                      | \$7.71                     | \$6.32                     | \$11.11                    |
| <b>Net Operating Income</b>               | \$663,790                   | \$381,202                  | \$302,461                  | \$257,331                  |
| <b>Full Market Value</b>                  | \$4,939,000                 | \$2,700,000                | \$2,252,000                | \$1,943,000                |
| <b>Market Value per SqFt</b>              | \$127.61                    | \$75.10                    | \$127.66                   | \$115.65                   |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.28                       | 0.10                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00299-7501                | 3-00241-0020               | 3-00242-0006               | 3-00268-0039               |
| <b>Condominium Section</b>                | 2859-R1                     |                            |                            |                            |
| <b>Address</b>                            | 86 CONGRESS STREET          | 2 PIERREPONT STREET        | 115 MONTAGUE STREET        | 54 LIVINGSTON STREET       |
| <b>Neighborhood</b>                       | COBBLE HILL-WEST            | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 35                          | 41                         | 30                         | 32                         |
| <b>Year Built</b>                         | 2009                        | 1949                       | 1902                       | 1900                       |
| <b>Gross SqFt</b>                         | 32,333                      | 40,178                     | 32,000                     | 21,040                     |
| <b>Estimated Gross Income</b>             | \$780,152                   | \$747,318                  | \$758,298                  | \$459,070                  |
| <b>Gross Income per SqFt</b>              | \$24.13                     | \$18.60                    | \$23.70                    | \$21.82                    |
| <b>Estimated Expense</b>                  | \$318,926                   | \$297,007                  | \$303,319                  | \$187,641                  |
| <b>Expense SqFt</b>                       | \$9.86                      | \$7.39                     | \$9.48                     | \$8.92                     |
| <b>Net Operating Income</b>               | \$461,226                   | \$450,311                  | \$454,979                  | \$271,429                  |
| <b>Full Market Value</b>                  | \$4,134,483                 | \$3,200,000                | \$3,391,000                | \$1,682,000                |
| <b>Market Value per SqFt</b>              | \$127.87                    | \$79.65                    | \$105.97                   | \$79.94                    |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.51                       | 0.42                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00300-7501                | 3-00297-0019               | 3-00384-0072               | 3-00396-0053               |
| <b>Condominium Section</b>                | 1221-R1                     |                            |                            |                            |
| <b>Address</b>                            | 401 HICKS STREET            | 182 AMITY STREET           | 15 WYCKOFF STREET          | 311 BALTIC STREET          |
| <b>Neighborhood</b>                       | COBBLE HILL                 | COBBLE HILL                | BOERUM HILL                | BOERUM HILL                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 59                          | 48                         | 40                         | 20                         |
| <b>Year Built</b>                         | 2004                        | 1900                       | 1900                       | 1900                       |
| <b>Gross SqFt</b>                         | 84,695                      | 35,950                     | 26,084                     | 17,640                     |
| <b>Estimated Gross Income</b>             | \$1,987,792                 | \$658,513                  | \$616,746                  | \$414,019                  |
| <b>Gross Income per SqFt</b>              | \$23.47                     | \$18.32                    | \$23.64                    | \$23.47                    |
| <b>Estimated Expense</b>                  | \$535,272                   | \$277,311                  | \$246,698                  | \$111,558                  |
| <b>Expense SqFt</b>                       | \$6.32                      | \$7.71                     | \$9.46                     | \$6.32                     |
| <b>Net Operating Income</b>               | \$1,452,520                 | \$381,202                  | \$370,048                  | \$302,461                  |
| <b>Full Market Value</b>                  | \$10,807,001                | \$2,700,000                | \$2,758,000                | \$2,252,000                |
| <b>Market Value per SqFt</b>              | \$127.60                    | \$75.10                    | \$105.74                   | \$127.66                   |
| <b>Distance from Condominium in miles</b> |                             | 0.21                       | 0.34                       | 0.35                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00304-7502         | 3-00254-0006         | 3-00401-0041        |                     |
| Condominium Section                | 2925-R1              |                      |                     |                     |
| Address                            | 414 HICKS STREET     | 141 JORALEMON STREET | 110 4 AVENUE        |                     |
| Neighborhood                       | COBBLE HILL-WEST     | BROOKLYN HEIGHTS     | BOERUM HILL         |                     |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR          | D6-ELEVATOR         |                     |
| Total Units                        | 42                   | 47                   | 50                  |                     |
| Year Built                         | 2008                 | 1923                 | 2007                |                     |
| Gross SqFt                         | 41,654               | 46,410               | 58,590              |                     |
| Estimated Gross Income             | \$990,949            | \$1,052,050          | \$1,458,669         |                     |
| Gross Income per SqFt              | \$23.79              | \$22.67              | \$24.90             |                     |
| Estimated Expense                  | \$356,142            | \$323,455            | \$593,141           |                     |
| Expense SqFt                       | \$8.55               | \$6.97               | \$10.12             |                     |
| Net Operating Income               | \$634,807            | \$728,595            | \$865,528           |                     |
| Full Market Value                  | \$6,909,027          | \$5,392,000          | \$4,084,000         |                     |
| Market Value per SqFt              | \$165.87             | \$116.18             | \$69.70             |                     |
| Distance from Condominium in miles |                      | 0.46                 | 1.08                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00319-7501         | 3-00042-0018          | 3-00241-0020        | 3-00879-0013        |
| Condominium Section                | 1037-R1              |                       |                     |                     |
| Address                            | 42 TIFFANY PLACE     | 254 WATER STREET      | 2 PIERREPONT STREET | 252 18 STREET       |
| Neighborhood                       | COBBLE HILL-WEST     | DOWNTOWN-FULTON FERRY | BROOKLYN HEIGHTS    | SUNSET PARK         |
| Building Classification            | R4-CONDOMINIUM       | D8-ELEVATOR           | D1-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 12                   | 26                    | 41                  | 18                  |
| Year Built                         | 2002                 | 2002                  | 1949                | 2010                |
| Gross SqFt                         | 14,291               | 28,358                | 40,178              | 20,816              |
| Estimated Gross Income             | \$265,813            | \$544,367             | \$747,318           | \$371,730           |
| Gross Income per SqFt              | \$18.60              | \$19.20               | \$18.60             | \$17.86             |
| Estimated Expense                  | \$105,610            | \$125,120             | \$297,007           | \$54,375            |
| Expense SqFt                       | \$7.39               | \$4.41                | \$7.39              | \$2.61              |
| Net Operating Income               | \$160,203            | \$419,247             | \$450,311           | \$317,355           |
| Full Market Value                  | \$1,138,001          | \$3,002,000           | \$3,200,000         | \$2,234,000         |
| Market Value per SqFt              | \$79.63              | \$105.86              | \$79.65             | \$107.32            |
| Distance from Condominium in miles |                      | 1.45                  | 0.68                | 1.78                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00319-7502                | 3-00297-0019               | 3-00396-0053               | 3-00319-0030               |
| <b>Condominium Section</b>                | 1481-R1                     |                            |                            |                            |
| <b>Address</b>                            | 60 TIFFANY PLACE            | 182 AMITY STREET           | 311 BALTIC STREET          | 131 COLUMBIA STREET        |
| <b>Neighborhood</b>                       | COBBLE HILL-WEST            | COBBLE HILL                | BOERUM HILL                | COBBLE HILL-WEST           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 36                          | 48                         | 20                         | 16                         |
| <b>Year Built</b>                         |                             | 1900                       | 1900                       | 1910                       |
| <b>Gross SqFt</b>                         | 41,786                      | 35,950                     | 17,640                     | 6,240                      |
| <b>Estimated Gross Income</b>             | \$922,635                   | \$658,513                  | \$414,019                  | \$137,756                  |
| <b>Gross Income per SqFt</b>              | \$22.08                     | \$18.32                    | \$23.47                    | \$22.08                    |
| <b>Estimated Expense</b>                  | \$367,299                   | \$277,311                  | \$111,558                  | \$54,875                   |
| <b>Expense SqFt</b>                       | \$8.79                      | \$7.71                     | \$6.32                     | \$8.79                     |
| <b>Net Operating Income</b>               | \$555,336                   | \$381,202                  | \$302,461                  | \$82,881                   |
| <b>Full Market Value</b>                  | \$3,965,510                 | \$2,700,000                | \$2,252,000                | \$133,000                  |
| <b>Market Value per SqFt</b>              | \$94.90                     | \$75.10                    | \$127.66                   | \$21.31                    |
| <b>Distance from Condominium in miles</b> |                             | 0.40                       | 0.46                       | 0.00                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00319-7503                | 3-00241-0020               | 3-00879-0013               | 3-00042-0018               |
| <b>Condominium Section</b>                | 1691-R1                     |                            |                            |                            |
| <b>Address</b>                            | 20 TIFFANY PLACE            | 2 PIERREPONT STREET        | 252 18 STREET              | 254 WATER STREET           |
| <b>Neighborhood</b>                       | COBBLE HILL-WEST            | BROOKLYN HEIGHTS           | SUNSET PARK                | DOWNTOWN-FULTON FERRY      |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D8-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 41                         | 18                         | 26                         |
| <b>Year Built</b>                         | 2006                        | 1949                       | 2010                       | 2002                       |
| <b>Gross SqFt</b>                         | 17,463                      | 40,178                     | 20,816                     | 28,358                     |
| <b>Estimated Gross Income</b>             | \$324,812                   | \$747,318                  | \$371,730                  | \$544,367                  |
| <b>Gross Income per SqFt</b>              | \$18.60                     | \$18.60                    | \$17.86                    | \$19.20                    |
| <b>Estimated Expense</b>                  | \$129,052                   | \$297,007                  | \$54,375                   | \$125,120                  |
| <b>Expense SqFt</b>                       | \$7.39                      | \$7.39                     | \$2.61                     | \$4.41                     |
| <b>Net Operating Income</b>               | \$195,760                   | \$450,311                  | \$317,355                  | \$419,247                  |
| <b>Full Market Value</b>                  | \$1,392,004                 | \$3,200,000                | \$2,234,000                | \$3,002,000                |
| <b>Market Value per SqFt</b>              | \$79.71                     | \$79.65                    | \$107.32                   | \$105.86                   |
| <b>Distance from Condominium in miles</b> |                             | 0.68                       | 1.78                       | 1.45                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00320-7501                | 3-00247-0028               | 3-00254-0006               | 3-00416-0017               |
| <b>Condominium Section</b>                | 0084-R1                     |                            |                            |                            |
| <b>Address</b>                            | 10208 KANE STREET           | 74 MONTAGUE STREET         | 141 JORALEMON STREET       | 419 DE GRAW STREET         |
| <b>Neighborhood</b>                       | COBBLE HILL-WEST            | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           | GOWANUS                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 70                          | 59                         | 47                         | 90                         |
| <b>Year Built</b>                         | 1921                        | 1912                       | 1923                       | 1931                       |
| <b>Gross SqFt</b>                         | 71,212                      | 54,640                     | 46,410                     | 76,334                     |
| <b>Estimated Gross Income</b>             | \$1,567,376                 | \$1,202,834                | \$1,052,050                | \$1,499,773                |
| <b>Gross Income per SqFt</b>              | \$22.01                     | \$22.01                    | \$22.67                    | \$19.65                    |
| <b>Estimated Expense</b>                  | \$582,514                   | \$446,841                  | \$323,455                  | \$449,932                  |
| <b>Expense SqFt</b>                       | \$8.18                      | \$8.18                     | \$6.97                     | \$5.89                     |
| <b>Net Operating Income</b>               | \$984,862                   | \$755,993                  | \$728,595                  | \$1,049,841                |
| <b>Full Market Value</b>                  | \$7,248,997                 | \$5,565,000                | \$5,392,000                | \$7,555,000                |
| <b>Market Value per SqFt</b>              | \$101.79                    | \$101.85                   | \$116.18                   | \$98.97                    |
| <b>Distance from Condominium in miles</b> |                             | 0.64                       | 0.59                       | 0.67                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00320-7502                | 3-00416-0017               | 3-00247-0028               | 3-00254-0006               |
| <b>Condominium Section</b>                | 0441-R1                     |                            |                            |                            |
| <b>Address</b>                            | 63 TIFFANY PLACE            | 419 DE GRAW STREET         | 74 MONTAGUE STREET         | 141 JORALEMON STREET       |
| <b>Neighborhood</b>                       | COBBLE HILL-WEST            | GOWANUS                    | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D5-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 70                          | 90                         | 59                         | 47                         |
| <b>Year Built</b>                         | 1917                        | 1931                       | 1912                       | 1923                       |
| <b>Gross SqFt</b>                         | 84,000                      | 76,334                     | 54,640                     | 46,410                     |
| <b>Estimated Gross Income</b>             | \$1,848,840                 | \$1,499,773                | \$1,202,834                | \$1,052,050                |
| <b>Gross Income per SqFt</b>              | \$22.01                     | \$19.65                    | \$22.01                    | \$22.67                    |
| <b>Estimated Expense</b>                  | \$687,120                   | \$449,932                  | \$446,841                  | \$323,455                  |
| <b>Expense SqFt</b>                       | \$8.18                      | \$5.89                     | \$8.18                     | \$6.97                     |
| <b>Net Operating Income</b>               | \$1,161,720                 | \$1,049,841                | \$755,993                  | \$728,595                  |
| <b>Full Market Value</b>                  | \$8,550,000                 | \$7,555,000                | \$5,565,000                | \$5,392,000                |
| <b>Market Value per SqFt</b>              | \$101.79                    | \$98.97                    | \$101.85                   | \$116.18                   |
| <b>Distance from Condominium in miles</b> |                             | 0.67                       | 0.64                       | 0.59                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00320-7503                | 3-00247-0028               | 3-00254-0006               | 3-00416-0017               |
| <b>Condominium Section</b>                | 0665-R1                     |                            |                            |                            |
| <b>Address</b>                            | 29 TIFFANY PLACE            | 74 MONTAGUE STREET         | 141 JORALEMON STREET       | 419 DE GRAW STREET         |
| <b>Neighborhood</b>                       | COBBLE HILL-WEST            | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           | GOWANUS                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 71                          | 59                         | 47                         | 90                         |
| <b>Year Built</b>                         | 1930                        | 1912                       | 1923                       | 1931                       |
| <b>Gross SqFt</b>                         | 79,058                      | 54,640                     | 46,410                     | 76,334                     |
| <b>Estimated Gross Income</b>             | \$1,740,067                 | \$1,202,834                | \$1,052,050                | \$1,499,773                |
| <b>Gross Income per SqFt</b>              | \$22.01                     | \$22.01                    | \$22.67                    | \$19.65                    |
| <b>Estimated Expense</b>                  | \$646,694                   | \$446,841                  | \$323,455                  | \$449,932                  |
| <b>Expense SqFt</b>                       | \$8.18                      | \$8.18                     | \$6.97                     | \$5.89                     |
| <b>Net Operating Income</b>               | \$1,093,373                 | \$755,993                  | \$728,595                  | \$1,049,841                |
| <b>Full Market Value</b>                  | \$8,047,002                 | \$5,565,000                | \$5,392,000                | \$7,555,000                |
| <b>Market Value per SqFt</b>              | \$101.79                    | \$101.85                   | \$116.18                   | \$98.97                    |
| <b>Distance from Condominium in miles</b> |                             | 0.64                       | 0.59                       | 0.67                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00321-7501                | 3-00297-0019               | 3-00396-0053               | 3-00384-0072               |
| <b>Condominium Section</b>                | 0044-R1                     |                            |                            |                            |
| <b>Address</b>                            | 501 HICKS STREET            | 182 AMITY STREET           | 311 BALTIC STREET          | 15 WYCKOFF STREET          |
| <b>Neighborhood</b>                       | COBBLE HILL                 | COBBLE HILL                | BOERUM HILL                | BOERUM HILL                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 34                          | 48                         | 20                         | 40                         |
| <b>Year Built</b>                         | 1922                        | 1900                       | 1900                       | 1900                       |
| <b>Gross SqFt</b>                         | 36,973                      | 35,950                     | 17,640                     | 26,084                     |
| <b>Estimated Gross Income</b>             | \$867,756                   | \$658,513                  | \$414,019                  | \$616,746                  |
| <b>Gross Income per SqFt</b>              | \$23.47                     | \$18.32                    | \$23.47                    | \$23.64                    |
| <b>Estimated Expense</b>                  | \$233,669                   | \$277,311                  | \$111,558                  | \$246,698                  |
| <b>Expense SqFt</b>                       | \$6.32                      | \$7.71                     | \$6.32                     | \$9.46                     |
| <b>Net Operating Income</b>               | \$634,087                   | \$381,202                  | \$302,461                  | \$370,048                  |
| <b>Full Market Value</b>                  | \$4,120,508                 | \$2,700,000                | \$2,252,000                | \$2,758,000                |
| <b>Market Value per SqFt</b>              | \$111.45                    | \$75.10                    | \$127.66                   | \$105.74                   |
| <b>Distance from Condominium in miles</b> |                             | 0.33                       | 0.37                       | 0.41                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00323-7503                | 3-00242-0006               | 3-00242-0018               | 3-00268-0039               |
| <b>Condominium Section</b>                | 2978-R1                     |                            |                            |                            |
| <b>Address</b>                            | 58 STRONG PLACE             | 115 MONTAGUE STREET        | 191 HICKS STREET           | 54 LIVINGSTON STREET       |
| <b>Neighborhood</b>                       | COBBLE HILL                 | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 23                          | 30                         | 19                         | 32                         |
| <b>Year Built</b>                         | 1900                        | 1902                       | 1920                       | 1900                       |
| <b>Gross SqFt</b>                         | 31,985                      | 32,000                     | 24,528                     | 21,040                     |
| <b>Estimated Gross Income</b>             | \$697,913                   | \$758,298                  | \$500,771                  | \$459,070                  |
| <b>Gross Income per SqFt</b>              | \$21.82                     | \$23.70                    | \$20.42                    | \$21.82                    |
| <b>Estimated Expense</b>                  | \$285,306                   | \$303,319                  | \$237,129                  | \$187,641                  |
| <b>Expense SqFt</b>                       | \$8.92                      | \$9.48                     | \$9.67                     | \$8.92                     |
| <b>Net Operating Income</b>               | \$412,607                   | \$454,979                  | \$263,642                  | \$271,429                  |
| <b>Full Market Value</b>                  | \$2,450,962                 | \$3,391,000                | \$1,912,000                | \$1,682,000                |
| <b>Market Value per SqFt</b>              | \$76.63                     | \$105.97                   | \$77.95                    | \$79.94                    |
| <b>Distance from Condominium in miles</b> |                             | 0.69                       | 0.69                       | 0.50                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00331-7501                | 3-00247-0028               | 3-00254-0006               |                            |
| <b>Condominium Section</b>                | 0108-R1                     |                            |                            |                            |
| <b>Address</b>                            | 192 DE GRAW STREET          | 74 MONTAGUE STREET         | 141 JORALEMON STREET       |                            |
| <b>Neighborhood</b>                       | COBBLE HILL                 | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                |                            |
| <b>Total Units</b>                        | 60                          | 59                         | 47                         |                            |
| <b>Year Built</b>                         | 1825                        | 1912                       | 1923                       |                            |
| <b>Gross SqFt</b>                         | 52,529                      | 54,640                     | 46,410                     |                            |
| <b>Estimated Gross Income</b>             | \$1,173,498                 | \$1,202,834                | \$1,052,050                |                            |
| <b>Gross Income per SqFt</b>              | \$22.34                     | \$22.01                    | \$22.67                    |                            |
| <b>Estimated Expense</b>                  | \$398,170                   | \$446,841                  | \$323,455                  |                            |
| <b>Expense SqFt</b>                       | \$7.58                      | \$8.18                     | \$6.97                     |                            |
| <b>Net Operating Income</b>               | \$775,328                   | \$755,993                  | \$728,595                  |                            |
| <b>Full Market Value</b>                  | \$5,723,002                 | \$5,565,000                | \$5,392,000                |                            |
| <b>Market Value per SqFt</b>              | \$108.95                    | \$101.85                   | \$116.18                   |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.74                       | 0.67                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00336-7501                | 3-00307-0006               | 3-00319-0030               | 3-00355-0009               |
| <b>Condominium Section</b>                | 0154-R1                     |                            |                            |                            |
| <b>Address</b>                            | 158 SACKETT STREET          | 265 CLINTON STREET         | 131 COLUMBIA STREET        | 154 CARROLL STREET         |
| <b>Neighborhood</b>                       | COBBLE HILL-WEST            | COBBLE HILL                | COBBLE HILL-WEST           | CARROLL GARDENS            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 10                          | 14                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1986                        | 1931                       | 1910                       | 1915                       |
| <b>Gross SqFt</b>                         | 8,888                       | 9,500                      | 6,240                      | 11,700                     |
| <b>Estimated Gross Income</b>             | \$195,536                   | \$196,742                  | \$137,756                  | \$257,448                  |
| <b>Gross Income per SqFt</b>              | \$22.00                     | \$20.71                    | \$22.08                    | \$22.00                    |
| <b>Estimated Expense</b>                  | \$68,438                    | \$95,488                   | \$54,875                   | \$90,107                   |
| <b>Expense SqFt</b>                       | \$7.70                      | \$10.05                    | \$8.79                     | \$7.70                     |
| <b>Net Operating Income</b>               | \$127,098                   | \$101,254                  | \$82,881                   | \$167,341                  |
| <b>Full Market Value</b>                  | \$934,998                   | \$737,000                  | \$133,000                  | \$1,232,000                |
| <b>Market Value per SqFt</b>              | \$105.20                    | \$77.58                    | \$21.31                    | \$105.30                   |
| <b>Distance from Condominium in miles</b> |                             | 0.41                       | 0.15                       | 0.25                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00336-7502                | 3-00376-0023               | 3-00242-0018               | 3-00241-0020               |
| <b>Condominium Section</b>                | 0888-R1                     |                            |                            |                            |
| <b>Address</b>                            | 156 SACKETT STREET          | 104 LUQUER STREET          | 191 HICKS STREET           | 2 PIERREPONT STREET        |
| <b>Neighborhood</b>                       | COBBLE HILL-WEST            | CARROLL GARDENS            | BROOKLYN HEIGHTS           | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 20                          | 22                         | 19                         | 41                         |
| <b>Year Built</b>                         | 2000                        | 2003                       | 1920                       | 1949                       |
| <b>Gross SqFt</b>                         | 24,122                      | 24,150                     | 24,528                     | 40,178                     |
| <b>Estimated Gross Income</b>             | \$492,571                   | \$568,026                  | \$500,771                  | \$747,318                  |
| <b>Gross Income per SqFt</b>              | \$20.42                     | \$23.52                    | \$20.42                    | \$18.60                    |
| <b>Estimated Expense</b>                  | \$233,260                   | \$152,379                  | \$237,129                  | \$297,007                  |
| <b>Expense SqFt</b>                       | \$9.67                      | \$6.31                     | \$9.67                     | \$7.39                     |
| <b>Net Operating Income</b>               | \$259,311                   | \$415,647                  | \$263,642                  | \$450,311                  |
| <b>Full Market Value</b>                  | \$1,881,000                 | \$3,153,000                | \$1,912,000                | \$3,200,000                |
| <b>Market Value per SqFt</b>              | \$77.98                     | \$130.56                   | \$77.95                    | \$79.65                    |
| <b>Distance from Condominium in miles</b> |                             | 0.48                       | 0.84                       | 0.83                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00345-7501         | 3-00396-0053        | 3-00187-0012        | 3-00355-0009        |
| Condominium Section                | 0406-R1              |                     |                     |                     |
| Address                            | 358 COURT STREET     | 311 BALTIC STREET   | 250 PACIFIC STREET  | 154 CARROLL STREET  |
| Neighborhood                       | CARROLL GARDENS      | BOERUM HILL         | BOERUM HILL         | CARROLL GARDENS     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 26                   | 20                  | 25                  | 16                  |
| Year Built                         | 1890                 | 1900                | 1920                | 1915                |
| Gross SqFt                         | 20,000               | 17,640              | 17,215              | 11,700              |
| Estimated Gross Income             | \$440,000            | \$414,019           | \$300,224           | \$257,448           |
| Gross Income per SqFt              | \$22.00              | \$23.47             | \$17.44             | \$22.00             |
| Estimated Expense                  | \$154,000            | \$111,558           | \$155,752           | \$90,107            |
| Expense SqFt                       | \$7.70               | \$6.32              | \$9.05              | \$7.70              |
| Net Operating Income               | \$286,000            | \$302,461           | \$144,472           | \$167,341           |
| Full Market Value                  | \$2,105,002          | \$2,252,000         | \$1,011,000         | \$1,232,000         |
| Market Value per SqFt              | \$105.25             | \$127.66            | \$58.73             | \$105.30            |
| Distance from Condominium in miles |                      | 0.32                | 0.52                | 0.15                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00347-7504         | 3-00171-0049         | 3-01514-0018        |                     |
| Condominium Section                | 3062-R1              |                      |                     |                     |
| Address                            | 25 CARROLL STREET    | 337 STATE STREET     | 354 CHAUNCEY STREET |                     |
| Neighborhood                       | COBBLE HILL-WEST     | DOWNTOWN-FULTON MALL | OCEAN HILL          |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 16                   | 60                   | 16                  |                     |
| Year Built                         | 1931                 | 1930                 | 1906                |                     |
| Gross SqFt                         | 19,871               | 39,770               | 7,280               |                     |
| Estimated Gross Income             | \$421,861            | \$917,632            | \$165,306           |                     |
| Gross Income per SqFt              | \$21.23              | \$23.07              | \$22.71             |                     |
| Estimated Expense                  | \$193,941            | \$348,953            | \$83,162            |                     |
| Expense SqFt                       | \$9.76               | \$8.77               | \$11.42             |                     |
| Net Operating Income               | \$227,920            | \$568,679            | \$82,144            |                     |
| Full Market Value                  | \$1,666,000          | \$4,221,000          | \$605,000           |                     |
| Market Value per SqFt              | \$83.84              | \$106.14             | \$83.10             |                     |
| Distance from Condominium in miles |                      | 1.06                 | 4.54                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00348-7501                | 3-00241-0020               | 3-00879-0013               | 3-02044-0024               |
| <b>Condominium Section</b>                | 1454-R1                     |                            |                            |                            |
| <b>Address</b>                            | 69 CARROLL STREET           | 2 PIERREPONT STREET        | 252 18 STREET              | 89 CARLTON AVENUE          |
| <b>Neighborhood</b>                       | COBBLE HILL-WEST            | BROOKLYN HEIGHTS           | SUNSET PARK                | FORT GREENE                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 41                         | 18                         | 23                         |
| <b>Year Built</b>                         | 2005                        | 1949                       | 2010                       | 2006                       |
| <b>Gross SqFt</b>                         | 15,394                      | 40,178                     | 20,816                     | 23,884                     |
| <b>Estimated Gross Income</b>             | \$274,937                   | \$747,318                  | \$371,730                  | \$422,405                  |
| <b>Gross Income per SqFt</b>              | \$17.86                     | \$18.60                    | \$17.86                    | \$17.69                    |
| <b>Estimated Expense</b>                  | \$40,178                    | \$297,007                  | \$54,375                   | \$194,306                  |
| <b>Expense SqFt</b>                       | \$2.61                      | \$7.39                     | \$2.61                     | \$8.14                     |
| <b>Net Operating Income</b>               | \$234,759                   | \$450,311                  | \$317,355                  | \$228,099                  |
| <b>Full Market Value</b>                  | \$1,651,999                 | \$3,200,000                | \$2,234,000                | \$1,602,000                |
| <b>Market Value per SqFt</b>              | \$107.31                    | \$79.65                    | \$107.32                   | \$67.07                    |
| <b>Distance from Condominium in miles</b> |                             | 0.93                       | 1.58                       | 1.77                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00357-7501                | 3-00355-0009               | 3-00307-0006               | 3-00373-0043               |
| <b>Condominium Section</b>                | 0562-R1                     |                            |                            |                            |
| <b>Address</b>                            | 296 COLUMBIA STREET         | 154 CARROLL STREET         | 265 CLINTON STREET         | 105 LUQUER STREET          |
| <b>Neighborhood</b>                       | COBBLE HILL-WEST            | CARROLL GARDENS            | COBBLE HILL                | CARROLL GARDENS            |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 14                          | 16                         | 14                         | 16                         |
| <b>Year Built</b>                         |                             | 1915                       | 1931                       | 1920                       |
| <b>Gross SqFt</b>                         | 9,393                       | 11,700                     | 9,500                      | 4,656                      |
| <b>Estimated Gross Income</b>             | \$194,529                   | \$257,448                  | \$196,742                  | \$95,392                   |
| <b>Gross Income per SqFt</b>              | \$20.71                     | \$22.00                    | \$20.71                    | \$20.49                    |
| <b>Estimated Expense</b>                  | \$94,400                    | \$90,107                   | \$95,488                   | \$37,158                   |
| <b>Expense SqFt</b>                       | \$10.05                     | \$7.70                     | \$10.05                    | \$7.98                     |
| <b>Net Operating Income</b>               | \$100,129                   | \$167,341                  | \$101,254                  | \$58,234                   |
| <b>Full Market Value</b>                  | \$729,000                   | \$1,232,000                | \$737,000                  | \$423,000                  |
| <b>Market Value per SqFt</b>              | \$77.61                     | \$105.30                   | \$77.58                    | \$90.85                    |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.60                       | 0.33                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00364-7501                | 3-00376-0023               | 3-00241-0020               |                            |
| <b>Condominium Section</b>                | 1220-R1                     |                            |                            |                            |
| <b>Address</b>                            | 653 HICKS STREET            | 104 LUQUER STREET          | 2 PIERREPONT STREET        |                            |
| <b>Neighborhood</b>                       | CARROLL GARDENS             | CARROLL GARDENS            | BROOKLYN HEIGHTS           |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 40                          | 22                         | 41                         |                            |
| <b>Year Built</b>                         | 2004                        | 2003                       | 1949                       |                            |
| <b>Gross SqFt</b>                         | 56,542                      | 24,150                     | 40,178                     |                            |
| <b>Estimated Gross Income</b>             | \$1,190,775                 | \$568,026                  | \$747,318                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.06                     | \$23.52                    | \$18.60                    |                            |
| <b>Estimated Expense</b>                  | \$387,313                   | \$152,379                  | \$297,007                  |                            |
| <b>Expense SqFt</b>                       | \$6.85                      | \$6.31                     | \$7.39                     |                            |
| <b>Net Operating Income</b>               | \$803,462                   | \$415,647                  | \$450,311                  |                            |
| <b>Full Market Value</b>                  | \$5,865,998                 | \$3,153,000                | \$3,200,000                |                            |
| <b>Market Value per SqFt</b>              | \$103.75                    | \$130.56                   | \$79.65                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.23                       | 1.08                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00377-7501                | 3-00467-0044               | 3-00373-0043               | 3-00459-0014               |
| <b>Condominium Section</b>                | 0145-R1                     |                            |                            |                            |
| <b>Address</b>                            | 529 CLINTON STREET          | 115 4 PLACE                | 105 LUQUER STREET          | 120 1 PLACE                |
| <b>Neighborhood</b>                       | CARROLL GARDENS             | CARROLL GARDENS            | CARROLL GARDENS            | CARROLL GARDENS            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 16                         | 16                         | 15                         |
| <b>Year Built</b>                         | 1900                        | 1906                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 13,201                      | 8,300                      | 4,656                      | 10,140                     |
| <b>Estimated Gross Income</b>             | \$332,269                   | \$234,015                  | \$95,392                   | \$255,192                  |
| <b>Gross Income per SqFt</b>              | \$25.17                     | \$28.19                    | \$20.49                    | \$25.17                    |
| <b>Estimated Expense</b>                  | \$136,630                   | \$63,058                   | \$37,158                   | \$104,934                  |
| <b>Expense SqFt</b>                       | \$10.35                     | \$7.60                     | \$7.98                     | \$10.35                    |
| <b>Net Operating Income</b>               | \$195,639                   | \$170,957                  | \$58,234                   | \$150,258                  |
| <b>Full Market Value</b>                  | \$1,300,499                 | \$1,291,000                | \$423,000                  | \$1,130,000                |
| <b>Market Value per SqFt</b>              | \$98.52                     | \$155.54                   | \$90.85                    | \$111.44                   |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.12                       | 0.25                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00389-7501                | 3-01143-0035               | 3-00198-0065               | 3-02096-0014               |
| <b>Condominium Section</b>                | 1188-R1                     |                            |                            |                            |
| <b>Address</b>                            | 328 BERGEN STREET           | 528 BERGEN STREET          | 303 BERGEN STREET          | 205 ASHLAND PLACE          |
| <b>Neighborhood</b>                       | BOERUM HILL                 | PROSPECT HEIGHTS           | BOERUM HILL                | FORT GREENE                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 20                          | 21                         | 11                         | 16                         |
| <b>Year Built</b>                         | 2004                        | 2006                       | 1915                       | 1931                       |
| <b>Gross SqFt</b>                         | 32,490                      | 21,578                     | 11,000                     | 25,032                     |
| <b>Estimated Gross Income</b>             | \$847,989                   | \$485,170                  | \$289,880                  | \$653,292                  |
| <b>Gross Income per SqFt</b>              | \$26.10                     | \$22.48                    | \$26.35                    | \$26.10                    |
| <b>Estimated Expense</b>                  | \$257,971                   | \$165,528                  | \$96,185                   | \$198,815                  |
| <b>Expense SqFt</b>                       | \$7.94                      | \$7.67                     | \$8.74                     | \$7.94                     |
| <b>Net Operating Income</b>               | \$590,018                   | \$319,642                  | \$193,695                  | \$454,477                  |
| <b>Full Market Value</b>                  | \$4,309,498                 | \$1,357,000                | \$1,462,000                | \$3,431,000                |
| <b>Market Value per SqFt</b>              | \$132.64                    | \$62.89                    | \$132.91                   | \$137.06                   |
| <b>Distance from Condominium in miles</b> |                             | 0.46                       | 0.05                       | 0.45                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00391-7501                | 3-00254-0006               | 3-00171-0049               | 3-00237-0020               |
| <b>Condominium Section</b>                | 0091-R1                     |                            |                            |                            |
| <b>Address</b>                            | 173 SMITH STREET            | 141 JORALEMON STREET       | 337 STATE STREET           | 145 HENRY STREET           |
| <b>Neighborhood</b>                       | BOERUM HILL                 | BROOKLYN HEIGHTS           | DOWNTOWN-FULTON MALL       | BROOKLYN HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 42                          | 47                         | 60                         | 42                         |
| <b>Year Built</b>                         | 1915                        | 1923                       | 1930                       | 1922                       |
| <b>Gross SqFt</b>                         | 49,690                      | 46,410                     | 39,770                     | 40,410                     |
| <b>Estimated Gross Income</b>             | \$1,142,870                 | \$1,052,050                | \$917,632                  | \$929,270                  |
| <b>Gross Income per SqFt</b>              | \$23.00                     | \$22.67                    | \$23.07                    | \$23.00                    |
| <b>Estimated Expense</b>                  | \$487,459                   | \$323,455                  | \$348,953                  | \$396,224                  |
| <b>Expense SqFt</b>                       | \$9.81                      | \$6.97                     | \$8.77                     | \$9.81                     |
| <b>Net Operating Income</b>               | \$655,411                   | \$728,595                  | \$568,679                  | \$533,046                  |
| <b>Full Market Value</b>                  | \$4,860,003                 | \$5,392,000                | \$4,221,000                | \$3,954,000                |
| <b>Market Value per SqFt</b>              | \$97.81                     | \$116.18                   | \$106.14                   | \$97.85                    |
| <b>Distance from Condominium in miles</b> |                             | 0.61                       | 0.32                       | 0.78                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00393-7502                | 3-00198-0065               | 3-00167-0051               | 3-00403-0065               |
| <b>Condominium Section</b>                | 2298-R1                     |                            |                            |                            |
| <b>Address</b>                            | 433 WARREN STREET           | 303 BERGEN STREET          | 323 SCHERMERHORN STREET    | 89 BUTLER STREET           |
| <b>Neighborhood</b>                       | BOERUM HILL                 | BOERUM HILL                | DOWNTOWN-FULTON MALL       | CARROLL GARDENS            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 13                          | 11                         | 16                         | 20                         |
| <b>Year Built</b>                         |                             | 1915                       | 1905                       | 1900                       |
| <b>Gross SqFt</b>                         | 20,037                      | 11,000                     | 6,200                      | 15,980                     |
| <b>Estimated Gross Income</b>             | \$534,186                   | \$289,880                  | \$165,303                  | \$477,456                  |
| <b>Gross Income per SqFt</b>              | \$26.66                     | \$26.35                    | \$26.66                    | \$29.88                    |
| <b>Estimated Expense</b>                  | \$198,767                   | \$96,185                   | \$61,497                   | \$156,357                  |
| <b>Expense SqFt</b>                       | \$9.92                      | \$8.74                     | \$9.92                     | \$9.78                     |
| <b>Net Operating Income</b>               | \$335,419                   | \$193,695                  | \$103,806                  | \$321,099                  |
| <b>Full Market Value</b>                  | \$2,532,000                 | \$1,462,000                | \$175,000                  | \$2,424,000                |
| <b>Market Value per SqFt</b>              | \$126.37                    | \$132.91                   | \$28.23                    | \$151.69                   |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.36                       | 0.27                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00396-7501                | 3-00297-0019               | 3-00396-0053               | 3-00384-0072               |
| <b>Condominium Section</b>                | 0764-R1                     |                            |                            |                            |
| <b>Address</b>                            | 318 WARREN STREET           | 182 AMITY STREET           | 311 BALTIC STREET          | 15 WYCKOFF STREET          |
| <b>Neighborhood</b>                       | BOERUM HILL                 | COBBLE HILL                | BOERUM HILL                | BOERUM HILL                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 48                          | 48                         | 20                         | 40                         |
| <b>Year Built</b>                         | 1910                        | 1900                       | 1900                       | 1900                       |
| <b>Gross SqFt</b>                         | 63,000                      | 35,950                     | 17,640                     | 26,084                     |
| <b>Estimated Gross Income</b>             | \$1,478,610                 | \$658,513                  | \$414,019                  | \$616,746                  |
| <b>Gross Income per SqFt</b>              | \$23.47                     | \$18.32                    | \$23.47                    | \$23.64                    |
| <b>Estimated Expense</b>                  | \$398,160                   | \$277,311                  | \$111,558                  | \$246,698                  |
| <b>Expense SqFt</b>                       | \$6.32                      | \$7.71                     | \$6.32                     | \$9.46                     |
| <b>Net Operating Income</b>               | \$1,080,450                 | \$381,202                  | \$302,461                  | \$370,048                  |
| <b>Full Market Value</b>                  | \$6,237,000                 | \$2,700,000                | \$2,252,000                | \$2,758,000                |
| <b>Market Value per SqFt</b>              | \$99.00                     | \$75.10                    | \$127.66                   | \$105.74                   |
| <b>Distance from Condominium in miles</b> |                             | 0.20                       | 0.00                       | 0.10                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00403-7504         | 3-00242-0031         | 3-01042-0059        |                     |
| Condominium Section                | 0812-R1              |                      |                     |                     |
| Address                            | 209 SMITH STREET     | 70 PIERREPONT STREET | 257 15 STREET       |                     |
| Neighborhood                       | CARROLL GARDENS      | BROOKLYN HEIGHTS     | PARK SLOPE SOUTH    |                     |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR          | D9-ELEVATOR         |                     |
| Total Units                        | 6                    | 13                   | 24                  |                     |
| Year Built                         | 2000                 | 1925                 | 2002                |                     |
| Gross SqFt                         | 6,652                | 12,696               | 21,056              |                     |
| Estimated Gross Income             | \$112,618            | \$205,662            | \$371,648           |                     |
| Gross Income per SqFt              | \$16.93              | \$16.20              | \$17.65             |                     |
| Estimated Expense                  | \$60,400             | \$100,021            | \$216,307           |                     |
| Expense SqFt                       | \$9.08               | \$7.88               | \$10.27             |                     |
| Net Operating Income               | \$52,218             | \$105,641            | \$155,341           |                     |
| Full Market Value                  | \$362,998            | \$651,000            | \$1,051,000         |                     |
| Market Value per SqFt              | \$54.57              | \$51.28              | \$49.91             |                     |
| Distance from Condominium in miles |                      | 0.81                 | 1.30                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3  |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot                     | 3-00403-7508         | 3-00376-0023        | 3-00241-0020        | 3-00268-0039         |
| Condominium Section                | 2350-R1              |                     |                     |                      |
| Address                            | 378 BALTIC STREET    | 104 LUQUER STREET   | 2 PIERREPONT STREET | 54 LIVINGSTON STREET |
| Neighborhood                       | CARROLL GARDENS      | CARROLL GARDENS     | BROOKLYN HEIGHTS    | BROOKLYN HEIGHTS     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D9-ELEVATOR          |
| Total Units                        | 36                   | 22                  | 41                  | 32                   |
| Year Built                         | 2007                 | 2003                | 1949                | 1900                 |
| Gross SqFt                         | 25,047               | 24,150              | 40,178              | 21,040               |
| Estimated Gross Income             | \$546,526            | \$568,026           | \$747,318           | \$459,070            |
| Gross Income per SqFt              | \$21.82              | \$23.52             | \$18.60             | \$21.82              |
| Estimated Expense                  | \$223,419            | \$152,379           | \$297,007           | \$187,641            |
| Expense SqFt                       | \$8.92               | \$6.31              | \$7.39              | \$8.92               |
| Net Operating Income               | \$323,107            | \$415,647           | \$450,311           | \$271,429            |
| Full Market Value                  | \$2,375,000          | \$3,153,000         | \$3,200,000         | \$1,682,000          |
| Market Value per SqFt              | \$94.82              | \$130.56            | \$79.65             | \$79.94              |
| Distance from Condominium in miles |                      | 0.70                | 0.86                | 0.53                 |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00413-7501         | 3-00171-0049         | 3-01514-0018        |                     |
| Condominium Section                | 3106-R1              |                      |                     |                     |
| Address                            | 152 4 AVENUE         | 337 STATE STREET     | 354 CHAUNCEY STREET |                     |
| Neighborhood                       | GOWANUS              | DOWNTOWN-FULTON MALL | OCEAN HILL          |                     |
| Building Classification            | RR-CONDOMINIUM       | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 95                   | 60                   | 16                  |                     |
| Year Built                         | 2009                 | 1930                 | 1906                |                     |
| Gross SqFt                         | 101,944              | 39,770               | 7,280               |                     |
| Estimated Gross Income             | \$2,165,333          | \$917,632            | \$165,306           |                     |
| Gross Income per SqFt              | \$21.24              | \$23.07              | \$22.71             |                     |
| Estimated Expense                  | \$995,461            | \$348,953            | \$83,162            |                     |
| Expense SqFt                       | \$9.76               | \$8.77               | \$11.42             |                     |
| Net Operating Income               | \$1,169,872          | \$568,679            | \$82,144            |                     |
| Full Market Value                  | \$8,555,000          | \$4,221,000          | \$605,000           |                     |
| Market Value per SqFt              | \$83.92              | \$106.14             | \$83.10             |                     |
| Distance from Condominium in miles |                      | 0.58                 | 3.39                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-00416-7501         | 3-00198-0065        | 3-00958-0039         | 3-00396-0053        |
| Condominium Section                | 1069-R1              |                     |                      |                     |
| Address                            | 463 DE GRAW STREET   | 303 BERGEN STREET   | 646 PRESIDENT STREET | 311 BALTIC STREET   |
| Neighborhood                       | GOWANUS              | BOERUM HILL         | PARK SLOPE           | BOERUM HILL         |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP           | C1-WALK-UP          |
| Total Units                        | 9                    | 11                  | 12                   | 20                  |
| Year Built                         |                      | 1915                | 1920                 | 1900                |
| Gross SqFt                         | 5,763                | 11,000              | 7,833                | 17,640              |
| Estimated Gross Income             | \$151,855            | \$289,880           | \$219,142            | \$414,019           |
| Gross Income per SqFt              | \$26.35              | \$26.35             | \$27.98              | \$23.47             |
| Estimated Expense                  | \$50,369             | \$96,185            | \$87,830             | \$111,558           |
| Expense SqFt                       | \$8.74               | \$8.74              | \$11.21              | \$6.32              |
| Net Operating Income               | \$101,486            | \$193,695           | \$131,312            | \$302,461           |
| Full Market Value                  | \$590,702            | \$1,462,000         | \$991,000            | \$2,252,000         |
| Market Value per SqFt              | \$102.50             | \$132.91            | \$126.52             | \$127.66            |
| Distance from Condominium in miles |                      | 0.48                | 0.56                 | 0.31                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00421-7501         | 3-00376-0023        | 3-00241-0020        | 3-00401-0041        |
| Condominium Section                | 0943-R1              |                     |                     |                     |
| Address                            | 344 DE GRAW STREET   | 104 LUQUER STREET   | 2 PIERREPONT STREET | 110 4 AVENUE        |
| Neighborhood                       | CARROLL GARDENS      | CARROLL GARDENS     | BROOKLYN HEIGHTS    | BOERUM HILL         |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D6-ELEVATOR         |
| Total Units                        | 26                   | 22                  | 41                  | 50                  |
| Year Built                         | 2000                 | 2003                | 1949                | 2007                |
| Gross SqFt                         | 33,198               | 24,150              | 40,178              | 58,590              |
| Estimated Gross Income             | \$780,817            | \$568,026           | \$747,318           | \$1,458,669         |
| Gross Income per SqFt              | \$23.52              | \$23.52             | \$18.60             | \$24.90             |
| Estimated Expense                  | \$209,479            | \$152,379           | \$297,007           | \$593,141           |
| Expense SqFt                       | \$6.31               | \$6.31              | \$7.39              | \$10.12             |
| Net Operating Income               | \$571,338            | \$415,647           | \$450,311           | \$865,528           |
| Full Market Value                  | \$4,254,996          | \$3,153,000         | \$3,200,000         | \$4,084,000         |
| Market Value per SqFt              | \$128.17             | \$130.56            | \$79.65             | \$69.70             |
| Distance from Condominium in miles |                      | 0.52                | 0.89                | 0.66                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00428-7501         | 3-00396-0053        | 3-00307-0006        |                     |
| Condominium Section                | 0050-R1              |                     |                     |                     |
| Address                            | 294 SMITH STREET     | 311 BALTIC STREET   | 265 CLINTON STREET  |                     |
| Neighborhood                       | CARROLL GARDENS      | BOERUM HILL         | COBBLE HILL         |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 2                    | 20                  | 14                  |                     |
| Year Built                         | 1900                 | 1900                | 1931                |                     |
| Gross SqFt                         | 1,954                | 17,640              | 9,500               |                     |
| Estimated Gross Income             | \$43,164             | \$414,019           | \$196,742           |                     |
| Gross Income per SqFt              | \$22.09              | \$23.47             | \$20.71             |                     |
| Estimated Expense                  | \$16,003             | \$111,558           | \$95,488            |                     |
| Expense SqFt                       | \$8.19               | \$6.32              | \$10.05             |                     |
| Net Operating Income               | \$27,161             | \$302,461           | \$101,254           |                     |
| Full Market Value                  | \$200,000            | \$2,252,000         | \$737,000           |                     |
| Market Value per SqFt              | \$102.35             | \$127.66            | \$77.58             |                     |
| Distance from Condominium in miles |                      | 0.25                | 0.30                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00444-7501                | 3-01078-0016               | 3-00265-0006               | 3-00171-0049               |
| <b>Condominium Section</b>                | 0229-R1                     |                            |                            |                            |
| <b>Address</b>                            | 376 PRESIDENT STREET        | 530 2 STREET               | 59 LIVINGSTON STREET       | 337 STATE STREET           |
| <b>Neighborhood</b>                       | GOWANUS                     | PARK SLOPE                 | BROOKLYN HEIGHTS           | DOWNTOWN-FULTON MALL       |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 55                          | 47                         | 43                         | 60                         |
| <b>Year Built</b>                         | 1938                        | 1920                       | 1917                       | 1930                       |
| <b>Gross SqFt</b>                         | 54,818                      | 39,261                     | 63,224                     | 39,770                     |
| <b>Estimated Gross Income</b>             | \$1,017,422                 | \$626,846                  | \$1,173,322                | \$917,632                  |
| <b>Gross Income per SqFt</b>              | \$18.56                     | \$15.97                    | \$18.56                    | \$23.07                    |
| <b>Estimated Expense</b>                  | \$495,007                   | \$234,364                  | \$571,226                  | \$348,953                  |
| <b>Expense SqFt</b>                       | \$9.03                      | \$5.97                     | \$9.03                     | \$8.77                     |
| <b>Net Operating Income</b>               | \$522,415                   | \$392,482                  | \$602,096                  | \$568,679                  |
| <b>Full Market Value</b>                  | \$3,710,003                 | \$2,682,000                | \$4,276,000                | \$4,221,000                |
| <b>Market Value per SqFt</b>              | \$67.68                     | \$68.31                    | \$67.63                    | \$106.14                   |
| <b>Distance from Condominium in miles</b> |                             | 0.98                       | 0.89                       | 0.69                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00461-7501                | 3-00965-0032               | 3-01143-0035               | 3-00396-0053               |
| <b>Condominium Section</b>                | 2685-R1                     |                            |                            |                            |
| <b>Address</b>                            | 103 3 STREET                | 118 GARFIELD PLACE         | 528 BERGEN STREET          | 311 BALTIC STREET          |
| <b>Neighborhood</b>                       | GOWANUS                     | PARK SLOPE                 | PROSPECT HEIGHTS           | BOERUM HILL                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 44                          | 39                         | 21                         | 20                         |
| <b>Year Built</b>                         | 2010                        | 1925                       | 2006                       | 1900                       |
| <b>Gross SqFt</b>                         | 47,111                      | 27,024                     | 21,578                     | 17,640                     |
| <b>Estimated Gross Income</b>             | \$1,059,055                 | \$576,963                  | \$485,170                  | \$414,019                  |
| <b>Gross Income per SqFt</b>              | \$22.48                     | \$21.35                    | \$22.48                    | \$23.47                    |
| <b>Estimated Expense</b>                  | \$361,341                   | \$210,060                  | \$165,528                  | \$111,558                  |
| <b>Expense SqFt</b>                       | \$7.67                      | \$7.77                     | \$7.67                     | \$6.32                     |
| <b>Net Operating Income</b>               | \$697,714                   | \$366,903                  | \$319,642                  | \$302,461                  |
| <b>Full Market Value</b>                  | \$4,798,433                 | \$2,275,000                | \$1,357,000                | \$2,252,000                |
| <b>Market Value per SqFt</b>              | \$101.85                    | \$84.18                    | \$62.89                    | \$127.66                   |
| <b>Distance from Condominium in miles</b> |                             | 0.67                       | 1.04                       | 0.55                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00464-7501                | 3-00459-0014               | 3-00467-0044               | 3-00436-0022               |
| <b>Condominium Section</b>                | 0392-R1                     |                            |                            |                            |
| <b>Address</b>                            | 395 SMITH STREET            | 120 1 PLACE                | 115 4 PLACE                | 360 UNION STREET           |
| <b>Neighborhood</b>                       | CARROLL GARDENS             | CARROLL GARDENS            | CARROLL GARDENS            | CARROLL GARDENS            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 15                         | 16                         | 16                         |
| <b>Year Built</b>                         |                             | 1920                       | 1906                       | 1920                       |
| <b>Gross SqFt</b>                         | 10,604                      | 10,140                     | 8,300                      | 10,248                     |
| <b>Estimated Gross Income</b>             | \$266,903                   | \$255,192                  | \$234,015                  | \$208,230                  |
| <b>Gross Income per SqFt</b>              | \$25.17                     | \$25.17                    | \$28.19                    | \$20.32                    |
| <b>Estimated Expense</b>                  | \$109,751                   | \$104,934                  | \$63,058                   | \$102,115                  |
| <b>Expense SqFt</b>                       | \$10.35                     | \$10.35                    | \$7.60                     | \$9.96                     |
| <b>Net Operating Income</b>               | \$157,152                   | \$150,258                  | \$170,957                  | \$106,115                  |
| <b>Full Market Value</b>                  | \$1,181,998                 | \$1,130,000                | \$1,291,000                | \$701,000                  |
| <b>Market Value per SqFt</b>              | \$111.47                    | \$111.44                   | \$155.54                   | \$68.40                    |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.11                       | 0.22                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00468-7502                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 3052-R1                     |                            |                            |                            |
| <b>Address</b>                            | 26 4 STREET                 | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | GOWANUS                     | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 11                          | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 2011                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 16,428                      | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$348,766                   | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$160,337                   | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$188,429                   | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$1,378,000                 | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$83.88                     | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.92                       | 4.06                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00470-7502                | 3-00242-0031               | 3-01042-0059               | 3-00879-0013               |
| <b>Condominium Section</b>                | 1491-R1                     |                            |                            |                            |
| <b>Address</b>                            | 191 LUQUER STREET           | 70 PIERREPONT STREET       | 257 15 STREET              | 252 18 STREET              |
| <b>Neighborhood</b>                       | CARROLL GARDENS             | BROOKLYN HEIGHTS           | PARK SLOPE SOUTH           | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 13                         | 24                         | 18                         |
| <b>Year Built</b>                         |                             | 1925                       | 2002                       | 2010                       |
| <b>Gross SqFt</b>                         | 14,037                      | 12,696                     | 21,056                     | 20,816                     |
| <b>Estimated Gross Income</b>             | \$247,753                   | \$205,662                  | \$371,648                  | \$371,730                  |
| <b>Gross Income per SqFt</b>              | \$17.65                     | \$16.20                    | \$17.65                    | \$17.86                    |
| <b>Estimated Expense</b>                  | \$144,160                   | \$100,021                  | \$216,307                  | \$54,375                   |
| <b>Expense SqFt</b>                       | \$10.27                     | \$7.88                     | \$10.27                    | \$2.61                     |
| <b>Net Operating Income</b>               | \$103,593                   | \$105,641                  | \$155,341                  | \$317,355                  |
| <b>Full Market Value</b>                  | \$726,998                   | \$651,000                  | \$1,051,000                | \$2,234,000                |
| <b>Market Value per SqFt</b>              | \$51.79                     | \$51.28                    | \$49.91                    | \$107.32                   |
| <b>Distance from Condominium in miles</b> |                             | 1.26                       | 0.97                       | 1.10                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00476-7501                | 3-01149-0018               | 3-00416-0017               | 3-00051-0001               |
| <b>Condominium Section</b>                | 1558-R1                     |                            |                            |                            |
| <b>Address</b>                            | 505 COURT STREET            | 880 BERGEN STREET          | 419 DE GRAW STREET         | 65 WASHINGTON STREET       |
| <b>Neighborhood</b>                       | CARROLL GARDENS             | CROWN HEIGHTS              | GOWANUS                    | DOWNTOWN-FULTON FERRY      |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D5-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 124                         | 123                        | 90                         | 104                        |
| <b>Year Built</b>                         | 2006                        | 2005                       | 1931                       | 1914                       |
| <b>Gross SqFt</b>                         | 133,465                     | 144,493                    | 76,334                     | 123,700                    |
| <b>Estimated Gross Income</b>             | \$2,622,587                 | \$2,832,358                | \$1,499,773                | \$2,539,768                |
| <b>Gross Income per SqFt</b>              | \$19.65                     | \$19.60                    | \$19.65                    | \$20.53                    |
| <b>Estimated Expense</b>                  | \$786,109                   | \$736,017                  | \$449,932                  | \$1,024,290                |
| <b>Expense SqFt</b>                       | \$5.89                      | \$5.09                     | \$5.89                     | \$8.28                     |
| <b>Net Operating Income</b>               | \$1,836,478                 | \$2,096,341                | \$1,049,841                | \$1,515,478                |
| <b>Full Market Value</b>                  | \$13,212,004                | \$15,073,000               | \$7,555,000                | \$11,009,000               |
| <b>Market Value per SqFt</b>              | \$98.99                     | \$104.32                   | \$98.97                    | \$89.00                    |
| <b>Distance from Condominium in miles</b> |                             | 2.15                       | 0.65                       | 1.91                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00478-7501                | 3-00376-0023               | 3-01152-0078               |                            |
| <b>Condominium Section</b>                | 1643-R1                     |                            |                            |                            |
| <b>Address</b>                            | 529 COURT STREET            | 104 LUQUER STREET          | 269 PROSPECT PLACE         |                            |
| <b>Neighborhood</b>                       | CARROLL GARDENS             | CARROLL GARDENS            | PROSPECT HEIGHTS           |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 25                          | 22                         | 29                         |                            |
| <b>Year Built</b>                         | 2005                        | 2003                       | 1985                       |                            |
| <b>Gross SqFt</b>                         | 24,769                      | 24,150                     | 15,384                     |                            |
| <b>Estimated Gross Income</b>             | \$542,441                   | \$568,026                  | \$311,868                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.90                     | \$23.52                    | \$20.27                    |                            |
| <b>Estimated Expense</b>                  | \$213,509                   | \$152,379                  | \$168,065                  |                            |
| <b>Expense SqFt</b>                       | \$8.62                      | \$6.31                     | \$10.92                    |                            |
| <b>Net Operating Income</b>               | \$328,932                   | \$415,647                  | \$143,803                  |                            |
| <b>Full Market Value</b>                  | \$2,419,001                 | \$3,153,000                | \$855,000                  |                            |
| <b>Market Value per SqFt</b>              | \$97.66                     | \$130.56                   | \$55.58                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.24                       | 1.67                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00478-7503                | 3-01040-0061               | 3-01014-0048               | 3-00467-0044               |
| <b>Condominium Section</b>                | 2800-R1                     |                            |                            |                            |
| <b>Address</b>                            | 527 COURT STREET            | 117 15 STREET              | 486 3 AVENUE               | 115 4 PLACE                |
| <b>Neighborhood</b>                       | CARROLL GARDENS             | GOWANUS                    | GOWANUS                    | CARROLL GARDENS            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 30                          | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 2010                        | 1931                       | 1940                       | 1906                       |
| <b>Gross SqFt</b>                         | 14,725                      | 20,020                     | 6,480                      | 8,300                      |
| <b>Estimated Gross Income</b>             | \$359,879                   | \$391,263                  | \$158,389                  | \$234,015                  |
| <b>Gross Income per SqFt</b>              | \$24.44                     | \$19.54                    | \$24.44                    | \$28.19                    |
| <b>Estimated Expense</b>                  | \$158,294                   | \$149,076                  | \$69,636                   | \$63,058                   |
| <b>Expense SqFt</b>                       | \$10.75                     | \$7.45                     | \$10.75                    | \$7.60                     |
| <b>Net Operating Income</b>               | \$201,585                   | \$242,187                  | \$88,753                   | \$170,957                  |
| <b>Full Market Value</b>                  | \$6,353,018                 | \$1,741,000                | \$665,000                  | \$1,291,000                |
| <b>Market Value per SqFt</b>              | \$431.44                    | \$86.96                    | \$102.62                   | \$155.54                   |
| <b>Distance from Condominium in miles</b> |                             | 0.58                       | 0.39                       | 0.25                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00631-7501         | 3-01041-0036        | 3-01040-0061        | 3-01041-0011        |
| Condominium Section                | 2674-R1              |                     |                     |                     |
| Address                            | 599 4 AVENUE         | 534 5 AVENUE        | 117 15 STREET       | 204 14 STREET       |
| Neighborhood                       | SUNSET PARK          | PARK SLOPE SOUTH    | GOWANUS             | PARK SLOPE SOUTH    |
| Building Classification            | R4-CONDOMINIUM       | C7-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 19                   | 16                  | 16                  | 20                  |
| Year Built                         | 1920                 | 1925                | 1931                | 1915                |
| Gross SqFt                         | 19,397               | 22,448              | 20,020              | 15,140              |
| Estimated Gross Income             | \$379,017            | \$297,255           | \$391,263           | \$340,244           |
| Gross Income per SqFt              | \$19.54              | \$13.24             | \$19.54             | \$22.47             |
| Estimated Expense                  | \$144,508            | \$63,312            | \$149,076           | \$139,738           |
| Expense SqFt                       | \$7.45               | \$2.82              | \$7.45              | \$9.23              |
| Net Operating Income               | \$234,509            | \$233,943           | \$242,187           | \$200,506           |
| Full Market Value                  | \$895,502            | \$1,506,000         | \$1,741,000         | \$1,482,000         |
| Market Value per SqFt              | \$46.17              | \$67.09             | \$86.96             | \$97.89             |
| Distance from Condominium in miles |                      | 0.21                | 0.25                | 0.21                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00636-7501         | 3-00642-0024        | 3-01040-0061        |                     |
| Condominium Section                | 0049-R1              |                     |                     |                     |
| Address                            | 660 4 AVENUE         | 150 21 STREET       | 117 15 STREET       |                     |
| Neighborhood                       | SUNSET PARK          | SUNSET PARK         | GOWANUS             |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 23                   | 12                  | 16                  |                     |
| Year Built                         | 1930                 | 1933                | 1931                |                     |
| Gross SqFt                         | 10,247               | 6,000               | 20,020              |                     |
| Estimated Gross Income             | \$190,287            | \$105,544           | \$391,263           |                     |
| Gross Income per SqFt              | \$18.57              | \$17.59             | \$19.54             |                     |
| Estimated Expense                  | \$82,796             | \$52,211            | \$149,076           |                     |
| Expense SqFt                       | \$8.08               | \$8.70              | \$7.45              |                     |
| Net Operating Income               | \$107,491            | \$53,333            | \$242,187           |                     |
| Full Market Value                  | \$764,001            | \$338,000           | \$1,741,000         |                     |
| Market Value per SqFt              | \$74.56              | \$56.33             | \$86.96             |                     |
| Distance from Condominium in miles |                      | 0.10                | 0.29                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00637-7501         | 3-00879-0013        | 3-00649-0035        | 3-00376-0023        |
| Condominium Section                | 2551-R1              |                     |                     |                     |
| Address                            | 639 4 AVENUE         | 252 18 STREET       | 726 5 AVENUE        | 104 LUQUER STREET   |
| Neighborhood                       | SUNSET PARK          | SUNSET PARK         | SUNSET PARK         | CARROLL GARDENS     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 44                   | 18                  | 22                  | 22                  |
| Year Built                         | 2005                 | 2010                | 2002                | 2003                |
| Gross SqFt                         | 39,920               | 20,816              | 23,882              | 24,150              |
| Estimated Gross Income             | \$712,971            | \$371,730           | \$376,963           | \$568,026           |
| Gross Income per SqFt              | \$17.86              | \$17.86             | \$15.78             | \$23.52             |
| Estimated Expense                  | \$104,191            | \$54,375            | \$124,553           | \$152,379           |
| Expense SqFt                       | \$2.61               | \$2.61              | \$5.22              | \$6.31              |
| Net Operating Income               | \$608,780            | \$317,355           | \$252,410           | \$415,647           |
| Full Market Value                  | \$3,171,067          | \$2,234,000         | \$1,534,000         | \$3,153,000         |
| Market Value per SqFt              | \$79.44              | \$107.32            | \$64.23             | \$130.56            |
| Distance from Condominium in miles |                      | 0.16                | 0.20                | 1.09                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00643-7506         | 3-00879-0013        | 3-00649-0035        |                     |
| Condominium Section                | 2459-R1              |                     |                     |                     |
| Address                            | 679 4 AVENUE         | 252 18 STREET       | 726 5 AVENUE        |                     |
| Neighborhood                       | SUNSET PARK          | SUNSET PARK         | SUNSET PARK         |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 22                   | 18                  | 22                  |                     |
| Year Built                         | 2005                 | 2010                | 2002                |                     |
| Gross SqFt                         | 26,195               | 20,816              | 23,882              |                     |
| Estimated Gross Income             | \$440,600            | \$371,730           | \$376,963           |                     |
| Gross Income per SqFt              | \$16.82              | \$17.86             | \$15.78             |                     |
| Estimated Expense                  | \$102,684            | \$54,375            | \$124,553           |                     |
| Expense SqFt                       | \$3.92               | \$2.61              | \$5.22              |                     |
| Net Operating Income               | \$337,916            | \$317,355           | \$252,410           |                     |
| Full Market Value                  | \$2,342,001          | \$2,234,000         | \$1,534,000         |                     |
| Market Value per SqFt              | \$89.41              | \$107.32            | \$64.23             |                     |
| Distance from Condominium in miles |                      | 0.21                | 0.10                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00646-7501                | 3-01041-0011               | 3-00642-0024               |                            |
| <b>Condominium Section</b>                | 0559-R1                     |                            |                            |                            |
| <b>Address</b>                            | 224 22 STREET               | 204 14 STREET              | 150 21 STREET              |                            |
| <b>Neighborhood</b>                       | SUNSET PARK                 | PARK SLOPE SOUTH           | SUNSET PARK                |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 14                          | 20                         | 12                         |                            |
| <b>Year Built</b>                         | 1995                        | 1915                       | 1933                       |                            |
| <b>Gross SqFt</b>                         | 10,000                      | 15,140                     | 6,000                      |                            |
| <b>Estimated Gross Income</b>             | \$200,300                   | \$340,244                  | \$105,544                  |                            |
| <b>Gross Income per SqFt</b>              | \$20.03                     | \$22.47                    | \$17.59                    |                            |
| <b>Estimated Expense</b>                  | \$89,700                    | \$139,738                  | \$52,211                   |                            |
| <b>Expense SqFt</b>                       | \$8.97                      | \$9.23                     | \$8.70                     |                            |
| <b>Net Operating Income</b>               | \$110,600                   | \$200,506                  | \$53,333                   |                            |
| <b>Full Market Value</b>                  | \$799,000                   | \$1,482,000                | \$338,000                  |                            |
| <b>Market Value per SqFt</b>              | \$79.90                     | \$97.89                    | \$56.33                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.45                       | 0.15                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00681-7501                | 3-00879-0013               | 3-00649-0035               |                            |
| <b>Condominium Section</b>                | 1365-R1                     |                            |                            |                            |
| <b>Address</b>                            | 811 5 AVENUE                | 252 18 STREET              | 726 5 AVENUE               |                            |
| <b>Neighborhood</b>                       | SUNSET PARK                 | SUNSET PARK                | SUNSET PARK                |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 10                          | 18                         | 22                         |                            |
| <b>Year Built</b>                         | 2004                        | 2010                       | 2002                       |                            |
| <b>Gross SqFt</b>                         | 16,012                      | 20,816                     | 23,882                     |                            |
| <b>Estimated Gross Income</b>             | \$269,322                   | \$371,730                  | \$376,963                  |                            |
| <b>Gross Income per SqFt</b>              | \$16.82                     | \$17.86                    | \$15.78                    |                            |
| <b>Estimated Expense</b>                  | \$62,767                    | \$54,375                   | \$124,553                  |                            |
| <b>Expense SqFt</b>                       | \$3.92                      | \$2.61                     | \$5.22                     |                            |
| <b>Net Operating Income</b>               | \$206,555                   | \$317,355                  | \$252,410                  |                            |
| <b>Full Market Value</b>                  | \$1,432,000                 | \$2,234,000                | \$1,534,000                |                            |
| <b>Market Value per SqFt</b>              | \$89.43                     | \$107.32                   | \$64.23                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.71                       | 0.45                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00693-7501                | 3-00879-0013               | 3-00649-0035               | 3-05637-0024               |
| <b>Condominium Section</b>                | 2004-R1                     |                            |                            |                            |
| <b>Address</b>                            | 415 36 STREET               | 252 18 STREET              | 726 5 AVENUE               | 852 49 STREET              |
| <b>Neighborhood</b>                       | SUNSET PARK                 | SUNSET PARK                | SUNSET PARK                | BOROUGH PARK               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 22                         | 26                         |
| <b>Year Built</b>                         | 2007                        | 2010                       | 2002                       | 1989                       |
| <b>Gross SqFt</b>                         | 16,316                      | 20,816                     | 23,882                     | 30,000                     |
| <b>Estimated Gross Income</b>             | \$291,404                   | \$371,730                  | \$376,963                  | \$680,166                  |
| <b>Gross Income per SqFt</b>              | \$17.86                     | \$17.86                    | \$15.78                    | \$22.67                    |
| <b>Estimated Expense</b>                  | \$42,585                    | \$54,375                   | \$124,553                  | \$188,568                  |
| <b>Expense SqFt</b>                       | \$2.61                      | \$2.61                     | \$5.22                     | \$6.29                     |
| <b>Net Operating Income</b>               | \$248,819                   | \$317,355                  | \$252,410                  | \$491,598                  |
| <b>Full Market Value</b>                  | \$1,180,000                 | \$2,234,000                | \$1,534,000                | \$3,637,000                |
| <b>Market Value per SqFt</b>              | \$72.32                     | \$107.32                   | \$64.23                    | \$121.23                   |
| <b>Distance from Condominium in miles</b> |                             | 0.83                       | 0.57                       | 0.93                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00724-7501                | 3-05637-0024               | 3-00649-0035               | 3-00879-0013               |
| <b>Condominium Section</b>                | 2336-R1                     |                            |                            |                            |
| <b>Address</b>                            | 420 42 STREET               | 852 49 STREET              | 726 5 AVENUE               | 252 18 STREET              |
| <b>Neighborhood</b>                       | SUNSET PARK                 | BOROUGH PARK               | SUNSET PARK                | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 31                          | 26                         | 22                         | 18                         |
| <b>Year Built</b>                         | 2007                        | 1989                       | 2002                       | 2010                       |
| <b>Gross SqFt</b>                         | 23,034                      | 30,000                     | 23,882                     | 20,816                     |
| <b>Estimated Gross Income</b>             | \$411,387                   | \$680,166                  | \$376,963                  | \$371,730                  |
| <b>Gross Income per SqFt</b>              | \$17.86                     | \$22.67                    | \$15.78                    | \$17.86                    |
| <b>Estimated Expense</b>                  | \$60,119                    | \$188,568                  | \$124,553                  | \$54,375                   |
| <b>Expense SqFt</b>                       | \$2.61                      | \$6.29                     | \$5.22                     | \$2.61                     |
| <b>Net Operating Income</b>               | \$351,268                   | \$491,598                  | \$252,410                  | \$317,355                  |
| <b>Full Market Value</b>                  | \$2,472,003                 | \$3,637,000                | \$1,534,000                | \$2,234,000                |
| <b>Market Value per SqFt</b>              | \$107.32                    | \$121.23                   | \$64.23                    | \$107.32                   |
| <b>Distance from Condominium in miles</b> |                             | 0.68                       | 0.94                       | 1.19                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00741-7501                | 3-05646-0036               | 3-05615-0048               | 3-05622-0064               |
| <b>Condominium Section</b>                | 2430-R1                     |                            |                            |                            |
| <b>Address</b>                            | 702 44 STREET               | 1042 50 STREET             | 4520 12 AVENUE             | 1217 47 STREET             |
| <b>Neighborhood</b>                       | SUNSET PARK                 | BOROUGH PARK               | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 54                          | 54                         | 48                         | 51                         |
| <b>Year Built</b>                         | 1931                        | 1939                       | 1940                       | 1937                       |
| <b>Gross SqFt</b>                         | 54,770                      | 57,156                     | 54,000                     | 42,000                     |
| <b>Estimated Gross Income</b>             | \$681,887                   | \$727,085                  | \$538,142                  | \$522,907                  |
| <b>Gross Income per SqFt</b>              | \$12.45                     | \$12.72                    | \$9.97                     | \$12.45                    |
| <b>Estimated Expense</b>                  | \$299,592                   | \$339,492                  | \$233,983                  | \$229,929                  |
| <b>Expense SqFt</b>                       | \$5.47                      | \$5.94                     | \$4.33                     | \$5.47                     |
| <b>Net Operating Income</b>               | \$382,295                   | \$387,593                  | \$304,159                  | \$292,978                  |
| <b>Full Market Value</b>                  | \$2,407,990                 | \$1,851,000                | \$1,149,000                | \$1,242,000                |
| <b>Market Value per SqFt</b>              | \$43.97                     | \$32.39                    | \$21.28                    | \$29.57                    |
| <b>Distance from Condominium in miles</b> |                             | 0.56                       | 0.60                       | 0.75                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00757-7504                | 3-05637-0024               | 3-00879-0013               | 3-01042-0059               |
| <b>Condominium Section</b>                | 2572-R1                     |                            |                            |                            |
| <b>Address</b>                            | 4602 6 AVENUE               | 852 49 STREET              | 252 18 STREET              | 257 15 STREET              |
| <b>Neighborhood</b>                       | SUNSET PARK                 | BOROUGH PARK               | SUNSET PARK                | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 9                           | 26                         | 18                         | 24                         |
| <b>Year Built</b>                         | 2008                        | 1989                       | 2010                       | 2002                       |
| <b>Gross SqFt</b>                         | 8,171                       | 30,000                     | 20,816                     | 21,056                     |
| <b>Estimated Gross Income</b>             | \$145,934                   | \$680,166                  | \$371,730                  | \$371,648                  |
| <b>Gross Income per SqFt</b>              | \$17.86                     | \$22.67                    | \$17.86                    | \$17.65                    |
| <b>Estimated Expense</b>                  | \$21,326                    | \$188,568                  | \$54,375                   | \$216,307                  |
| <b>Expense SqFt</b>                       | \$2.61                      | \$6.29                     | \$2.61                     | \$10.27                    |
| <b>Net Operating Income</b>               | \$124,608                   | \$491,598                  | \$317,355                  | \$155,341                  |
| <b>Full Market Value</b>                  | \$877,002                   | \$3,637,000                | \$2,234,000                | \$1,051,000                |
| <b>Market Value per SqFt</b>              | \$107.33                    | \$121.23                   | \$107.32                   | \$49.91                    |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 1.38                       | 1.65                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00769-7501         | 3-05637-0024        | 3-00879-0013        | 3-00649-0035        |
| Condominium Section                | 2498-R1              |                     |                     |                     |
| Address                            | 4721 8 AVENUE        | 852 49 STREET       | 252 18 STREET       | 726 5 AVENUE        |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | SUNSET PARK         | SUNSET PARK         |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 18                   | 26                  | 18                  | 22                  |
| Year Built                         | 2008                 | 1989                | 2010                | 2002                |
| Gross SqFt                         | 23,207               | 30,000              | 20,816              | 23,882              |
| Estimated Gross Income             | \$414,477            | \$680,166           | \$371,730           | \$376,963           |
| Gross Income per SqFt              | \$17.86              | \$22.67             | \$17.86             | \$15.78             |
| Estimated Expense                  | \$60,570             | \$188,568           | \$54,375            | \$124,553           |
| Expense SqFt                       | \$2.61               | \$6.29              | \$2.61              | \$5.22              |
| Net Operating Income               | \$353,907            | \$491,598           | \$317,355           | \$252,410           |
| Full Market Value                  | \$1,621,508          | \$3,637,000         | \$2,234,000         | \$1,534,000         |
| Market Value per SqFt              | \$69.87              | \$121.23            | \$107.32            | \$64.23             |
| Distance from Condominium in miles |                      | 0.10                | 1.50                | 1.32                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00769-7502         | 3-05637-0024        |                     |                     |
| Condominium Section                | 2734-R1              |                     |                     |                     |
| Address                            | 4711 8 AVENUE        | 852 49 STREET       |                     |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         |                     |                     |
| Total Units                        | 14                   | 26                  |                     |                     |
| Year Built                         | 2010                 | 1989                |                     |                     |
| Gross SqFt                         | 8,784                | 30,000              |                     |                     |
| Estimated Gross Income             | \$199,133            | \$680,166           |                     |                     |
| Gross Income per SqFt              | \$22.67              | \$22.67             |                     |                     |
| Estimated Expense                  | \$55,251             | \$188,568           |                     |                     |
| Expense SqFt                       | \$6.29               | \$6.29              |                     |                     |
| Net Operating Income               | \$143,882            | \$491,598           |                     |                     |
| Full Market Value                  | \$1,051,001          | \$3,637,000         |                     |                     |
| Market Value per SqFt              | \$119.65             | \$121.23            |                     |                     |
| Distance from Condominium in miles |                      | 0.10                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00793-7503                | 3-05637-0024               | 3-00829-0020               | 3-00649-0035               |
| <b>Condominium Section</b>                | 2192-R1                     |                            |                            |                            |
| <b>Address</b>                            | 5008 7 AVENUE               | 852 49 STREET              | 238 55 STREET              | 726 5 AVENUE               |
| <b>Neighborhood</b>                       | SUNSET PARK                 | BOROUGH PARK               | BUSH TERMINAL              | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 36                          | 26                         | 32                         | 22                         |
| <b>Year Built</b>                         | 2008                        | 1989                       | 1998                       | 2002                       |
| <b>Gross SqFt</b>                         | 32,805                      | 30,000                     | 45,000                     | 23,882                     |
| <b>Estimated Gross Income</b>             | \$532,425                   | \$680,166                  | \$730,459                  | \$376,963                  |
| <b>Gross Income per SqFt</b>              | \$16.23                     | \$22.67                    | \$16.23                    | \$15.78                    |
| <b>Estimated Expense</b>                  | \$153,527                   | \$188,568                  | \$210,679                  | \$124,553                  |
| <b>Expense SqFt</b>                       | \$4.68                      | \$6.29                     | \$4.68                     | \$5.22                     |
| <b>Net Operating Income</b>               | \$378,898                   | \$491,598                  | \$519,780                  | \$252,410                  |
| <b>Full Market Value</b>                  | \$2,139,013                 | \$3,637,000                | \$3,568,000                | \$1,534,000                |
| <b>Market Value per SqFt</b>              | \$65.20                     | \$121.23                   | \$79.29                    | \$64.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.30                       | 0.64                       | 1.36                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00793-7504                | 3-00829-0020               | 3-00879-0013               |                            |
| <b>Condominium Section</b>                | 2497-R1                     |                            |                            |                            |
| <b>Address</b>                            | 629 51 STREET               | 238 55 STREET              | 252 18 STREET              |                            |
| <b>Neighborhood</b>                       | SUNSET PARK                 | BUSH TERMINAL              | SUNSET PARK                |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                |                            |
| <b>Total Units</b>                        | 16                          | 32                         | 18                         |                            |
| <b>Year Built</b>                         | 2009                        | 1998                       | 2010                       |                            |
| <b>Gross SqFt</b>                         | 10,091                      | 45,000                     | 20,816                     |                            |
| <b>Estimated Gross Income</b>             | \$172,052                   | \$730,459                  | \$371,730                  |                            |
| <b>Gross Income per SqFt</b>              | \$17.05                     | \$16.23                    | \$17.86                    |                            |
| <b>Estimated Expense</b>                  | \$36,832                    | \$210,679                  | \$54,375                   |                            |
| <b>Expense SqFt</b>                       | \$3.65                      | \$4.68                     | \$2.61                     |                            |
| <b>Net Operating Income</b>               | \$135,220                   | \$519,780                  | \$317,355                  |                            |
| <b>Full Market Value</b>                  | \$573,000                   | \$3,568,000                | \$2,234,000                |                            |
| <b>Market Value per SqFt</b>              | \$56.78                     | \$79.29                    | \$107.32                   |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.64                       | 1.59                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00800-7501                | 3-00829-0020               | 3-00649-0035               | 3-00879-0013               |
| <b>Condominium Section</b>                | 2001-R1                     |                            |                            |                            |
| <b>Address</b>                            | 531 52 STREET               | 238 55 STREET              | 726 5 AVENUE               | 252 18 STREET              |
| <b>Neighborhood</b>                       | SUNSET PARK                 | BUSH TERMINAL              | SUNSET PARK                | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 25                          | 32                         | 22                         | 18                         |
| <b>Year Built</b>                         | 2006                        | 1998                       | 2002                       | 2010                       |
| <b>Gross SqFt</b>                         | 25,600                      | 45,000                     | 23,882                     | 20,816                     |
| <b>Estimated Gross Income</b>             | \$415,488                   | \$730,459                  | \$376,963                  | \$371,730                  |
| <b>Gross Income per SqFt</b>              | \$16.23                     | \$16.23                    | \$15.78                    | \$17.86                    |
| <b>Estimated Expense</b>                  | \$119,808                   | \$210,679                  | \$124,553                  | \$54,375                   |
| <b>Expense SqFt</b>                       | \$4.68                      | \$4.68                     | \$5.22                     | \$2.61                     |
| <b>Net Operating Income</b>               | \$295,680                   | \$519,780                  | \$252,410                  | \$317,355                  |
| <b>Full Market Value</b>                  | \$1,879,509                 | \$3,568,000                | \$1,534,000                | \$2,234,000                |
| <b>Market Value per SqFt</b>              | \$73.42                     | \$79.29                    | \$64.23                    | \$107.32                   |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 1.39                       | 1.63                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00807-7502                | 3-00829-0020               | 3-00879-0013               | 3-00649-0035               |
| <b>Condominium Section</b>                | 2160-R1                     |                            |                            |                            |
| <b>Address</b>                            | 462 52 STREET               | 238 55 STREET              | 252 18 STREET              | 726 5 AVENUE               |
| <b>Neighborhood</b>                       | SUNSET PARK                 | BUSH TERMINAL              | SUNSET PARK                | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 32                         | 18                         | 22                         |
| <b>Year Built</b>                         | 2006                        | 1998                       | 2010                       | 2002                       |
| <b>Gross SqFt</b>                         | 10,819                      | 45,000                     | 20,816                     | 23,882                     |
| <b>Estimated Gross Income</b>             | \$175,592                   | \$730,459                  | \$371,730                  | \$376,963                  |
| <b>Gross Income per SqFt</b>              | \$16.23                     | \$16.23                    | \$17.86                    | \$15.78                    |
| <b>Estimated Expense</b>                  | \$50,633                    | \$210,679                  | \$54,375                   | \$124,553                  |
| <b>Expense SqFt</b>                       | \$4.68                      | \$4.68                     | \$2.61                     | \$5.22                     |
| <b>Net Operating Income</b>               | \$124,959                   | \$519,780                  | \$317,355                  | \$252,410                  |
| <b>Full Market Value</b>                  | \$688,601                   | \$3,568,000                | \$2,234,000                | \$1,534,000                |
| <b>Market Value per SqFt</b>              | \$63.65                     | \$79.29                    | \$107.32                   | \$64.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.33                       | 1.68                       | 1.43                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00826-7501         | 3-00829-0020        | 3-00879-0013        |                     |
| Condominium Section                | 2034-R1              |                     |                     |                     |
| Address                            | 5423 7 AVENUE        | 238 55 STREET       | 252 18 STREET       |                     |
| Neighborhood                       | SUNSET PARK          | BUSH TERMINAL       | SUNSET PARK         |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         |                     |
| Total Units                        | 10                   | 32                  | 18                  |                     |
| Year Built                         | 2005                 | 1998                | 2010                |                     |
| Gross SqFt                         | 8,984                | 45,000              | 20,816              |                     |
| Estimated Gross Income             | \$153,177            | \$730,459           | \$371,730           |                     |
| Gross Income per SqFt              | \$17.05              | \$16.23             | \$17.86             |                     |
| Estimated Expense                  | \$32,792             | \$210,679           | \$54,375            |                     |
| Expense SqFt                       | \$3.65               | \$4.68              | \$2.61              |                     |
| Net Operating Income               | \$120,385            | \$519,780           | \$317,355           |                     |
| Full Market Value                  | \$837,000            | \$3,568,000         | \$2,234,000         |                     |
| Market Value per SqFt              | \$93.17              | \$79.29             | \$107.32            |                     |
| Distance from Condominium in miles |                      | 0.74                | 1.80                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00832-7501         | 3-00764-0039        | 3-00764-0037        |                     |
| Condominium Section                | 2844-R1              |                     |                     |                     |
| Address                            | 546 55 STREET        | 4710 4 AVENUE       | 4706 4 AVENUE       |                     |
| Neighborhood                       | SUNSET PARK          | SUNSET PARK         | SUNSET PARK         |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 16                   | 16                  | 16                  |                     |
| Year Built                         | 1931                 | 1931                | 1931                |                     |
| Gross SqFt                         | 9,515                | 10,860              | 10,860              |                     |
| Estimated Gross Income             | \$199,149            | \$227,282           | \$227,282           |                     |
| Gross Income per SqFt              | \$20.93              | \$20.93             | \$20.93             |                     |
| Estimated Expense                  | \$81,639             | \$93,186            | \$93,186            |                     |
| Expense SqFt                       | \$8.58               | \$8.58              | \$8.58              |                     |
| Net Operating Income               | \$117,510            | \$134,096           | \$134,096           |                     |
| Full Market Value                  | \$856,997            | \$978,000           | \$978,000           |                     |
| Market Value per SqFt              | \$90.07              | \$90.06             | \$90.06             |                     |
| Distance from Condominium in miles |                      | 0.49                | 0.49                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00837-7501         | 3-00764-0039        | 3-00764-0037        | 3-00774-0001        |
| Condominium Section                | 2717-R1              |                     |                     |                     |
| Address                            | 238 56 STREET        | 4710 4 AVENUE       | 4706 4 AVENUE       | 4823 4 AVENUE       |
| Neighborhood                       | BUSH TERMINAL        | SUNSET PARK         | SUNSET PARK         | SUNSET PARK         |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C7-WALK-UP          |
| Total Units                        | 8                    | 16                  | 16                  | 13                  |
| Year Built                         | 2009                 | 1931                | 1931                | 1931                |
| Gross SqFt                         | 9,894                | 10,860              | 10,860              | 8,760               |
| Estimated Gross Income             | \$207,081            | \$227,282           | \$227,282           | \$176,683           |
| Gross Income per SqFt              | \$20.93              | \$20.93             | \$20.93             | \$20.17             |
| Estimated Expense                  | \$84,891             | \$93,186            | \$93,186            | \$59,713            |
| Expense SqFt                       | \$8.58               | \$8.58              | \$8.58              | \$6.82              |
| Net Operating Income               | \$122,190            | \$134,096           | \$134,096           | \$116,970           |
| Full Market Value                  | \$890,998            | \$978,000           | \$978,000           | \$846,000           |
| Market Value per SqFt              | \$90.05              | \$90.06             | \$90.06             | \$96.58             |
| Distance from Condominium in miles |                      | 0.47                | 0.47                | 0.49                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00849-7501         | 3-05637-0024        | 3-00879-0013        |                     |
| Condominium Section                | 2646-R1              |                     |                     |                     |
| Address                            | 5708 7 AVENUE        | 852 49 STREET       | 252 18 STREET       |                     |
| Neighborhood                       | SUNSET PARK          | BOROUGH PARK        | SUNSET PARK         |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         | D9-ELEVATOR         |                     |
| Total Units                        | 10                   | 26                  | 18                  |                     |
| Year Built                         | 2008                 | 1989                | 2010                |                     |
| Gross SqFt                         | 5,790                | 30,000              | 20,816              |                     |
| Estimated Gross Income             | \$183,018            | \$680,166           | \$371,730           |                     |
| Gross Income per SqFt              | \$31.61              | \$22.67             | \$17.86             |                     |
| Estimated Expense                  | \$40,179             | \$188,568           | \$54,375            |                     |
| Expense SqFt                       | \$6.94               | \$6.29              | \$2.61              |                     |
| Net Operating Income               | \$142,839            | \$491,598           | \$317,355           |                     |
| Full Market Value                  | \$1,035,001          | \$3,637,000         | \$2,234,000         |                     |
| Market Value per SqFt              | \$178.76             | \$121.23            | \$107.32            |                     |
| Distance from Condominium in miles |                      | 0.49                | 1.93                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00858-7501         | 3-05637-0024        | 3-00649-0035        |                     |
| Condominium Section                | 2339-R1              |                     |                     |                     |
| Address                            | 5805 7 AVENUE        | 852 49 STREET       | 726 5 AVENUE        |                     |
| Neighborhood                       | SUNSET PARK          | BOROUGH PARK        | SUNSET PARK         |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 26                   | 26                  | 22                  |                     |
| Year Built                         | 2006                 | 1989                | 2002                |                     |
| Gross SqFt                         | 28,383               | 30,000              | 23,882              |                     |
| Estimated Gross Income             | \$545,805            | \$680,166           | \$376,963           |                     |
| Gross Income per SqFt              | \$19.23              | \$22.67             | \$15.78             |                     |
| Estimated Expense                  | \$163,486            | \$188,568           | \$124,553           |                     |
| Expense SqFt                       | \$5.76               | \$6.29              | \$5.22              |                     |
| Net Operating Income               | \$382,319            | \$491,598           | \$252,410           |                     |
| Full Market Value                  | \$2,738,002          | \$3,637,000         | \$1,534,000         |                     |
| Market Value per SqFt              | \$96.47              | \$121.23            | \$64.23             |                     |
| Distance from Condominium in miles |                      | 0.47                | 1.78                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00874-7502         | 3-01029-0008        | 3-01041-0036        | 3-01116-0063        |
| Condominium Section                | 1238-R1              |                     |                     |                     |
| Address                            | 319 18 STREET        | 501 5 AVENUE        | 534 5 AVENUE        | 577 PROSPECT AVENUE |
| Neighborhood                       | SUNSET PARK          | PARK SLOPE SOUTH    | PARK SLOPE SOUTH    | WINDSOR TERRACE     |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          | C7-WALK-UP          | C7-WALK-UP          |
| Total Units                        | 13                   | 11                  | 16                  | 13                  |
| Year Built                         | 2004                 | 1920                | 1925                | 2001                |
| Gross SqFt                         | 12,334               | 11,254              | 22,448              | 18,105              |
| Estimated Gross Income             | \$221,642            | \$202,258           | \$297,255           | \$377,361           |
| Gross Income per SqFt              | \$17.97              | \$17.97             | \$13.24             | \$20.84             |
| Estimated Expense                  | \$48,719             | \$44,473            | \$63,312            | \$154,718           |
| Expense SqFt                       | \$3.95               | \$3.95              | \$2.82              | \$8.55              |
| Net Operating Income               | \$172,923            | \$157,785           | \$233,943           | \$222,643           |
| Full Market Value                  | \$1,218,998          | \$1,112,000         | \$1,506,000         | \$1,621,000         |
| Market Value per SqFt              | \$98.83              | \$98.81             | \$67.09             | \$89.53             |
| Distance from Condominium in miles |                      | 0.36                | 0.36                | 0.62                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00886-7501         | 3-00879-0013        | 3-00649-0035        | 3-05079-0019        |
| Condominium Section                | 1425-R1              |                     |                     |                     |
| Address                            | 315 20 STREET        | 252 18 STREET       | 726 5 AVENUE        | 142 ST PAUL'S PLACE |
| Neighborhood                       | SUNSET PARK          | SUNSET PARK         | SUNSET PARK         | FLATBUSH-CENTRAL    |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 13                   | 18                  | 22                  | 16                  |
| Year Built                         | 2004                 | 2010                | 2002                | 1912                |
| Gross SqFt                         | 13,070               | 20,816              | 23,882              | 16,080              |
| Estimated Gross Income             | \$233,430            | \$371,730           | \$376,963           | \$435,380           |
| Gross Income per SqFt              | \$17.86              | \$17.86             | \$15.78             | \$27.08             |
| Estimated Expense                  | \$34,113             | \$54,375            | \$124,553           | \$202,775           |
| Expense SqFt                       | \$2.61               | \$2.61              | \$5.22              | \$12.61             |
| Net Operating Income               | \$199,317            | \$317,355           | \$252,410           | \$232,605           |
| Full Market Value                  | \$1,403,002          | \$2,234,000         | \$1,534,000         | \$1,756,000         |
| Market Value per SqFt              | \$107.35             | \$107.32            | \$64.23             | \$109.20            |
| Distance from Condominium in miles |                      | 0.16                | 0.35                | 1.54                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00886-7502         | 3-00879-0013        | 3-00649-0035        |                     |
| Condominium Section                | 1665-R1              |                     |                     |                     |
| Address                            | 560 7 AVENUE         | 252 18 STREET       | 726 5 AVENUE        |                     |
| Neighborhood                       | SUNSET PARK          | SUNSET PARK         | SUNSET PARK         |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 11                   | 18                  | 22                  |                     |
| Year Built                         | 2004                 | 2010                | 2002                |                     |
| Gross SqFt                         | 12,090               | 20,816              | 23,882              |                     |
| Estimated Gross Income             | \$203,354            | \$371,730           | \$376,963           |                     |
| Gross Income per SqFt              | \$16.82              | \$17.86             | \$15.78             |                     |
| Estimated Expense                  | \$47,393             | \$54,375            | \$124,553           |                     |
| Expense SqFt                       | \$3.92               | \$2.61              | \$5.22              |                     |
| Net Operating Income               | \$155,961            | \$317,355           | \$252,410           |                     |
| Full Market Value                  | \$1,080,999          | \$2,234,000         | \$1,534,000         |                     |
| Market Value per SqFt              | \$89.41              | \$107.32            | \$64.23             |                     |
| Distance from Condominium in miles |                      | 0.16                | 0.35                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00891-7501         | 3-00628-0063        | 3-00899-0049        |                     |
| Condominium Section                | 1219-R1              |                     |                     |                     |
| Address                            | 259 21 STREET        | 203 17 STREET       | 281 23 STREET       |                     |
| Neighborhood                       | SUNSET PARK          | PARK SLOPE SOUTH    | SUNSET PARK         |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 38                   | 29                  | 12                  |                     |
| Year Built                         | 1904                 | 1920                | 1931                |                     |
| Gross SqFt                         | 47,862               | 18,960              | 8,493               |                     |
| Estimated Gross Income             | \$1,065,887          | \$487,516           | \$159,803           |                     |
| Gross Income per SqFt              | \$22.27              | \$25.71             | \$18.82             |                     |
| Estimated Expense                  | \$436,501            | \$160,299           | \$83,098            |                     |
| Expense SqFt                       | \$9.12               | \$8.45              | \$9.78              |                     |
| Net Operating Income               | \$629,386            | \$327,217           | \$76,705            |                     |
| Full Market Value                  | \$4,642,002          | \$2,469,000         | \$483,000           |                     |
| Market Value per SqFt              | \$96.99              | \$130.22            | \$56.87             |                     |
| Distance from Condominium in miles |                      | 0.24                | 0.10                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00891-7502         | 3-01040-0061        |                     |                     |
| Condominium Section                | 2071-R1              |                     |                     |                     |
| Address                            | 284 20 STREET        | 117 15 STREET       |                     |                     |
| Neighborhood                       | SUNSET PARK          | GOWANUS             |                     |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          |                     |                     |
| Total Units                        | 14                   | 16                  |                     |                     |
| Year Built                         | 2007                 | 1931                |                     |                     |
| Gross SqFt                         | 18,855               | 20,020              |                     |                     |
| Estimated Gross Income             | \$368,427            | \$391,263           |                     |                     |
| Gross Income per SqFt              | \$19.54              | \$19.54             |                     |                     |
| Estimated Expense                  | \$140,470            | \$149,076           |                     |                     |
| Expense SqFt                       | \$7.45               | \$7.45              |                     |                     |
| Net Operating Income               | \$227,957            | \$242,187           |                     |                     |
| Full Market Value                  | \$1,639,001          | \$1,741,000         |                     |                     |
| Market Value per SqFt              | \$86.93              | \$86.96             |                     |                     |
| Distance from Condominium in miles |                      | 0.46                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00892-7501         | 3-01116-0063        | 3-00899-0049        |                     |
| Condominium Section                | 1729-R1              |                     |                     |                     |
| Address                            | 351 21 STREET        | 577 PROSPECT AVENUE | 281 23 STREET       |                     |
| Neighborhood                       | SUNSET PARK          | WINDSOR TERRACE     | SUNSET PARK         |                     |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 16                   | 13                  | 12                  |                     |
| Year Built                         | 2006                 | 2001                | 1931                |                     |
| Gross SqFt                         | 12,490               | 18,105              | 8,493               |                     |
| Estimated Gross Income             | \$247,677            | \$377,361           | \$159,803           |                     |
| Gross Income per SqFt              | \$19.83              | \$20.84             | \$18.82             |                     |
| Estimated Expense                  | \$114,533            | \$154,718           | \$83,098            |                     |
| Expense SqFt                       | \$9.17               | \$8.55              | \$9.78              |                     |
| Net Operating Income               | \$133,144            | \$222,643           | \$76,705            |                     |
| Full Market Value                  | \$960,001            | \$1,621,000         | \$483,000           |                     |
| Market Value per SqFt              | \$76.86              | \$89.53             | \$56.87             |                     |
| Distance from Condominium in miles |                      | 0.64                | 0.18                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00895-7502         | 3-00879-0013        | 3-05320-0097        |                     |
| Condominium Section                | 1794-R1              |                     |                     |                     |
| Address                            | 35 MC DONALD AVENUE  | 252 18 STREET       | 91 OCEAN PARKWAY    |                     |
| Neighborhood                       | WINDSOR TERRACE      | SUNSET PARK         | KENSINGTON          |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 35                   | 18                  | 43                  |                     |
| Year Built                         | 2006                 | 2010                | 1959                |                     |
| Gross SqFt                         | 36,872               | 20,816              | 32,580              |                     |
| Estimated Gross Income             | \$612,075            | \$371,730           | \$499,310           |                     |
| Gross Income per SqFt              | \$16.60              | \$17.86             | \$15.33             |                     |
| Estimated Expense                  | \$170,717            | \$54,375            | \$216,446           |                     |
| Expense SqFt                       | \$4.63               | \$2.61              | \$6.64              |                     |
| Net Operating Income               | \$441,358            | \$317,355           | \$282,864           |                     |
| Full Market Value                  | \$3,047,998          | \$2,234,000         | \$1,910,000         |                     |
| Market Value per SqFt              | \$82.66              | \$107.32            | \$58.62             |                     |
| Distance from Condominium in miles |                      | 0.75                | 0.53                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00895-7503                | 3-01116-0063               | 3-00868-0056               | 3-01113-0079               |
| <b>Condominium Section</b>                | 1931-R1                     |                            |                            |                            |
| <b>Address</b>                            | 11 TERRACE PLACE            | 577 PROSPECT AVENUE        | 15 CALDER PLACE            | 437 PROSPECT AVENUE        |
| <b>Neighborhood</b>                       | WINDSOR TERRACE             | WINDSOR TERRACE            | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 18                          | 13                         | 18                         | 16                         |
| <b>Year Built</b>                         | 2006                        | 2001                       | 2000                       | 1920                       |
| <b>Gross SqFt</b>                         | 17,983                      | 18,105                     | 42,500                     | 17,000                     |
| <b>Estimated Gross Income</b>             | \$294,741                   | \$377,361                  | \$518,883                  | \$278,570                  |
| <b>Gross Income per SqFt</b>              | \$16.39                     | \$20.84                    | \$12.21                    | \$16.39                    |
| <b>Estimated Expense</b>                  | \$100,345                   | \$154,718                  | \$139,981                  | \$94,904                   |
| <b>Expense SqFt</b>                       | \$5.58                      | \$8.55                     | \$3.29                     | \$5.58                     |
| <b>Net Operating Income</b>               | \$194,396                   | \$222,643                  | \$378,902                  | \$183,666                  |
| <b>Full Market Value</b>                  | \$1,338,000                 | \$1,621,000                | \$2,368,000                | \$1,264,000                |
| <b>Market Value per SqFt</b>              | \$74.40                     | \$89.53                    | \$55.72                    | \$74.35                    |
| <b>Distance from Condominium in miles</b> |                             | 0.24                       | 0.60                       | 0.39                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00897-7503                | 3-05079-0019               | 3-01091-0040               | 3-01152-0078               |
| <b>Condominium Section</b>                | 2382-R1                     |                            |                            |                            |
| <b>Address</b>                            | 282 21 STREET               | 142 ST PAUL'S PLACE        | 136 PROSPECT PARK WEST     | 269 PROSPECT PLACE         |
| <b>Neighborhood</b>                       | SUNSET PARK                 | FLATBUSH-CENTRAL           | PARK SLOPE                 | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 16                         | 18                         | 29                         |
| <b>Year Built</b>                         | 2008                        | 1912                       | 1931                       | 1985                       |
| <b>Gross SqFt</b>                         | 11,633                      | 16,080                     | 20,562                     | 15,384                     |
| <b>Estimated Gross Income</b>             | \$275,702                   | \$435,380                  | \$487,231                  | \$311,868                  |
| <b>Gross Income per SqFt</b>              | \$23.70                     | \$27.08                    | \$23.70                    | \$20.27                    |
| <b>Estimated Expense</b>                  | \$104,697                   | \$202,775                  | \$185,148                  | \$168,065                  |
| <b>Expense SqFt</b>                       | \$9.00                      | \$12.61                    | \$9.00                     | \$10.92                    |
| <b>Net Operating Income</b>               | \$171,005                   | \$232,605                  | \$302,083                  | \$143,803                  |
| <b>Full Market Value</b>                  | \$1,274,999                 | \$1,756,000                | \$1,785,000                | \$855,000                  |
| <b>Market Value per SqFt</b>              | \$109.60                    | \$109.20                   | \$86.81                    | \$55.58                    |
| <b>Distance from Condominium in miles</b> |                             | 1.71                       | 0.85                       | 1.79                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00898-7501                | 3-00899-0049               | 3-00899-0048               | 3-01029-0008               |
| <b>Condominium Section</b>                | 2079-R1                     |                            |                            |                            |
| <b>Address</b>                            | 352 21 STREET               | 281 23 STREET              | 283 23 STREET              | 501 5 AVENUE               |
| <b>Neighborhood</b>                       | SUNSET PARK                 | SUNSET PARK                | SUNSET PARK                | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 8                           | 12                         | 12                         | 11                         |
| <b>Year Built</b>                         | 2006                        | 1931                       | 1931                       | 1920                       |
| <b>Gross SqFt</b>                         | 8,400                       | 8,493                      | 8,810                      | 11,254                     |
| <b>Estimated Gross Income</b>             | \$150,948                   | \$159,803                  | \$118,461                  | \$202,258                  |
| <b>Gross Income per SqFt</b>              | \$17.97                     | \$18.82                    | \$13.45                    | \$17.97                    |
| <b>Estimated Expense</b>                  | \$33,180                    | \$83,098                   | \$55,077                   | \$44,473                   |
| <b>Expense SqFt</b>                       | \$3.95                      | \$9.78                     | \$6.25                     | \$3.95                     |
| <b>Net Operating Income</b>               | \$117,768                   | \$76,705                   | \$63,384                   | \$157,785                  |
| <b>Full Market Value</b>                  | \$830,000                   | \$483,000                  | \$410,000                  | \$1,112,000                |
| <b>Market Value per SqFt</b>              | \$98.81                     | \$56.87                    | \$46.54                    | \$98.81                    |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       | 0.16                       | 0.54                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00899-7501                | 3-01091-0040               | 3-00879-0013               | 3-01042-0059               |
| <b>Condominium Section</b>                | 2177-R1                     |                            |                            |                            |
| <b>Address</b>                            | 708 6 AVENUE                | 136 PROSPECT PARK WEST     | 252 18 STREET              | 257 15 STREET              |
| <b>Neighborhood</b>                       | SUNSET PARK                 | PARK SLOPE                 | SUNSET PARK                | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 15                          | 18                         | 18                         | 24                         |
| <b>Year Built</b>                         | 2008                        | 1931                       | 2010                       | 2002                       |
| <b>Gross SqFt</b>                         | 24,043                      | 20,562                     | 20,816                     | 21,056                     |
| <b>Estimated Gross Income</b>             | \$429,408                   | \$487,231                  | \$371,730                  | \$371,648                  |
| <b>Gross Income per SqFt</b>              | \$17.86                     | \$23.70                    | \$17.86                    | \$17.65                    |
| <b>Estimated Expense</b>                  | \$62,752                    | \$185,148                  | \$54,375                   | \$216,307                  |
| <b>Expense SqFt</b>                       | \$2.61                      | \$9.00                     | \$2.61                     | \$10.27                    |
| <b>Net Operating Income</b>               | \$366,656                   | \$302,083                  | \$317,355                  | \$155,341                  |
| <b>Full Market Value</b>                  | \$2,581,003                 | \$1,785,000                | \$2,234,000                | \$1,051,000                |
| <b>Market Value per SqFt</b>              | \$107.35                    | \$86.81                    | \$107.32                   | \$49.91                    |
| <b>Distance from Condominium in miles</b> |                             | 0.90                       | 0.20                       | 0.47                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00900-7501                | 3-00899-0049               | 3-01116-0063               | 3-00658-0008               |
| <b>Condominium Section</b>                | 1864-R1                     |                            |                            |                            |
| <b>Address</b>                            | 320 23 STREET               | 281 23 STREET              | 577 PROSPECT AVENUE        | 767 4 AVENUE               |
| <b>Neighborhood</b>                       | SUNSET PARK                 | SUNSET PARK                | WINDSOR TERRACE            | SUNSET PARK                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C7-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 12                         | 13                         | 12                         |
| <b>Year Built</b>                         | 2006                        | 1931                       | 2001                       | 1930                       |
| <b>Gross SqFt</b>                         | 12,950                      | 8,493                      | 18,105                     | 6,875                      |
| <b>Estimated Gross Income</b>             | \$269,878                   | \$159,803                  | \$377,361                  | \$146,400                  |
| <b>Gross Income per SqFt</b>              | \$20.84                     | \$18.82                    | \$20.84                    | \$21.29                    |
| <b>Estimated Expense</b>                  | \$110,723                   | \$83,098                   | \$154,718                  | \$60,134                   |
| <b>Expense SqFt</b>                       | \$8.55                      | \$9.78                     | \$8.55                     | \$8.75                     |
| <b>Net Operating Income</b>               | \$159,155                   | \$76,705                   | \$222,643                  | \$86,266                   |
| <b>Full Market Value</b>                  | \$1,159,000                 | \$483,000                  | \$1,621,000                | \$631,000                  |
| <b>Market Value per SqFt</b>              | \$89.50                     | \$56.87                    | \$89.53                    | \$91.78                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.68                       | 0.36                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00900-7502                | 3-00899-0049               | 3-01116-0063               | 3-00658-0008               |
| <b>Condominium Section</b>                | 1830-R1                     |                            |                            |                            |
| <b>Address</b>                            | 313 23 STREET               | 281 23 STREET              | 577 PROSPECT AVENUE        | 767 4 AVENUE               |
| <b>Neighborhood</b>                       | SUNSET PARK                 | SUNSET PARK                | WINDSOR TERRACE            | SUNSET PARK                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C7-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 12                         | 13                         | 12                         |
| <b>Year Built</b>                         | 2006                        | 1931                       | 2001                       | 1930                       |
| <b>Gross SqFt</b>                         | 12,930                      | 8,493                      | 18,105                     | 6,875                      |
| <b>Estimated Gross Income</b>             | \$269,461                   | \$159,803                  | \$377,361                  | \$146,400                  |
| <b>Gross Income per SqFt</b>              | \$20.84                     | \$18.82                    | \$20.84                    | \$21.29                    |
| <b>Estimated Expense</b>                  | \$110,552                   | \$83,098                   | \$154,718                  | \$60,134                   |
| <b>Expense SqFt</b>                       | \$8.55                      | \$9.78                     | \$8.55                     | \$8.75                     |
| <b>Net Operating Income</b>               | \$158,909                   | \$76,705                   | \$222,643                  | \$86,266                   |
| <b>Full Market Value</b>                  | \$1,158,000                 | \$483,000                  | \$1,621,000                | \$631,000                  |
| <b>Market Value per SqFt</b>              | \$89.56                     | \$56.87                    | \$89.53                    | \$91.78                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.68                       | 0.36                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00915-7501         | 3-00879-0013        | 3-00649-0035        |                     |
| Condominium Section                | 1156-R1              |                     |                     |                     |
| Address                            | 755 40 STREET        | 252 18 STREET       | 726 5 AVENUE        |                     |
| Neighborhood                       | SUNSET PARK          | SUNSET PARK         | SUNSET PARK         |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 12                   | 18                  | 22                  |                     |
| Year Built                         | 2002                 | 2010                | 2002                |                     |
| Gross SqFt                         | 10,194               | 20,816              | 23,882              |                     |
| Estimated Gross Income             | \$171,463            | \$371,730           | \$376,963           |                     |
| Gross Income per SqFt              | \$16.82              | \$17.86             | \$15.78             |                     |
| Estimated Expense                  | \$39,960             | \$54,375            | \$124,553           |                     |
| Expense SqFt                       | \$3.92               | \$2.61              | \$5.22              |                     |
| Net Operating Income               | \$131,503            | \$317,355           | \$252,410           |                     |
| Full Market Value                  | \$910,999            | \$2,234,000         | \$1,534,000         |                     |
| Market Value per SqFt              | \$89.37              | \$107.32            | \$64.23             |                     |
| Distance from Condominium in miles |                      | 1.08                | 0.91                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00915-7503         | 3-00915-0038        | 3-00925-0035        | 3-00903-0172        |
| Condominium Section                | 2926-R1              |                     |                     |                     |
| Address                            | 729 40 STREET        | 3920 8 AVENUE       | 870 42 STREET       | 881 5 AVENUE        |
| Neighborhood                       | SUNSET PARK          | SUNSET PARK         | BOROUGH PARK        | SUNSET PARK         |
| Building Classification            | R4-CONDOMINIUM       | C7-WALK-UP          | C1-WALK-UP          | C7-WALK-UP          |
| Total Units                        | 15                   | 24                  | 16                  | 14                  |
| Year Built                         | 2009                 | 1914                | 1920                | 1924                |
| Gross SqFt                         | 12,256               | 17,120              | 11,700              | 10,000              |
| Estimated Gross Income             | \$232,496            | \$324,811           | \$95,907            | \$191,128           |
| Gross Income per SqFt              | \$18.97              | \$18.97             | \$8.20              | \$19.11             |
| Estimated Expense                  | \$81,380             | \$113,684           | \$50,250            | \$87,919            |
| Expense SqFt                       | \$6.64               | \$6.64              | \$4.29              | \$8.79              |
| Net Operating Income               | \$151,116            | \$211,127           | \$45,657            | \$103,209           |
| Full Market Value                  | \$4,546,887          | \$1,508,000         | \$239,000           | \$661,000           |
| Market Value per SqFt              | \$370.99             | \$88.08             | \$20.43             | \$66.10             |
| Distance from Condominium in miles |                      | 0.00                | 0.21                | 0.18                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00922-7502                | 3-05637-0024               | 3-00879-0013               | 3-00649-0035               |
| <b>Condominium Section</b>                | 2752-R1                     |                            |                            |                            |
| <b>Address</b>                            | 762 41 STREET               | 852 49 STREET              | 252 18 STREET              | 726 5 AVENUE               |
| <b>Neighborhood</b>                       | SUNSET PARK                 | BOROUGH PARK               | SUNSET PARK                | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 26                         | 18                         | 22                         |
| <b>Year Built</b>                         | 2011                        | 1989                       | 2010                       | 2002                       |
| <b>Gross SqFt</b>                         | 19,877                      | 30,000                     | 20,816                     | 23,882                     |
| <b>Estimated Gross Income</b>             | \$355,003                   | \$680,166                  | \$371,730                  | \$376,963                  |
| <b>Gross Income per SqFt</b>              | \$17.86                     | \$22.67                    | \$17.86                    | \$15.78                    |
| <b>Estimated Expense</b>                  | \$51,879                    | \$188,568                  | \$54,375                   | \$124,553                  |
| <b>Expense SqFt</b>                       | \$2.61                      | \$6.29                     | \$2.61                     | \$5.22                     |
| <b>Net Operating Income</b>               | \$303,124                   | \$491,598                  | \$317,355                  | \$252,410                  |
| <b>Full Market Value</b>                  | \$60,983                    | \$3,637,000                | \$2,234,000                | \$1,534,000                |
| <b>Market Value per SqFt</b>              | \$3.07                      | \$121.23                   | \$107.32                   | \$64.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.42                       | 1.17                       | 0.99                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00923-7501                | 3-05595-0027               | 3-05595-0030               | 3-05595-0024               |
| <b>Condominium Section</b>                | 1942-R1                     |                            |                            |                            |
| <b>Address</b>                            | 873 42 STREET               | 952 42 STREET              | 958 42 STREET              | 946 42 STREET              |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1930                        | 1915                       | 1915                       | 1918                       |
| <b>Gross SqFt</b>                         | 13,180                      | 17,800                     | 17,800                     | 17,800                     |
| <b>Estimated Gross Income</b>             | \$228,278                   | \$308,378                  | \$308,378                  | \$308,378                  |
| <b>Gross Income per SqFt</b>              | \$17.32                     | \$17.32                    | \$17.32                    | \$17.32                    |
| <b>Estimated Expense</b>                  | \$113,480                   | \$153,299                  | \$153,299                  | \$153,299                  |
| <b>Expense SqFt</b>                       | \$8.61                      | \$8.61                     | \$8.61                     | \$8.61                     |
| <b>Net Operating Income</b>               | \$114,798                   | \$155,079                  | \$155,079                  | \$155,079                  |
| <b>Full Market Value</b>                  | \$801,998                   | \$749,000                  | \$749,000                  | \$749,000                  |
| <b>Market Value per SqFt</b>              | \$60.85                     | \$42.08                    | \$42.08                    | \$42.08                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.15                       | 0.15                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00928-7503                | 3-01143-0035               | 3-02096-0014               | 3-00928-0049               |
| <b>Condominium Section</b>                | 1290-R1                     |                            |                            |                            |
| <b>Address</b>                            | 393 DEAN STREET             | 528 BERGEN STREET          | 205 ASHLAND PLACE          | 433 DEAN STREET            |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PROSPECT HEIGHTS           | FORT GREENE                | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 21                         | 16                         | 16                         |
| <b>Year Built</b>                         | 2004                        | 2006                       | 1931                       | 1920                       |
| <b>Gross SqFt</b>                         | 21,829                      | 21,578                     | 25,032                     | 11,800                     |
| <b>Estimated Gross Income</b>             | \$490,716                   | \$485,170                  | \$653,292                  | \$236,522                  |
| <b>Gross Income per SqFt</b>              | \$22.48                     | \$22.48                    | \$26.10                    | \$20.04                    |
| <b>Estimated Expense</b>                  | \$167,428                   | \$165,528                  | \$198,815                  | \$69,185                   |
| <b>Expense SqFt</b>                       | \$7.67                      | \$7.67                     | \$7.94                     | \$5.86                     |
| <b>Net Operating Income</b>               | \$323,288                   | \$319,642                  | \$454,477                  | \$167,337                  |
| <b>Full Market Value</b>                  | \$2,388,000                 | \$1,357,000                | \$3,431,000                | \$1,209,000                |
| <b>Market Value per SqFt</b>              | \$109.40                    | \$62.89                    | \$137.06                   | \$102.46                   |
| <b>Distance from Condominium in miles</b> |                             | 0.32                       | 0.40                       | 0.00                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00931-7501                | 3-00198-0065               | 3-02120-0017               | 3-00167-0051               |
| <b>Condominium Section</b>                | 0161-R1                     |                            |                            |                            |
| <b>Address</b>                            | 451 BERGEN STREET           | 303 BERGEN STREET          | 140 LAFAYETTE AVENUE       | 323 SCHERMERHORN STREET    |
| <b>Neighborhood</b>                       | PARK SLOPE                  | BOERUM HILL                | FORT GREENE                | DOWNTOWN-FULTON MALL       |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 8                           | 11                         | 12                         | 16                         |
| <b>Year Built</b>                         |                             | 1915                       | 1930                       | 1905                       |
| <b>Gross SqFt</b>                         | 5,085                       | 11,000                     | 7,946                      | 6,200                      |
| <b>Estimated Gross Income</b>             | \$135,566                   | \$289,880                  | \$212,267                  | \$165,303                  |
| <b>Gross Income per SqFt</b>              | \$26.66                     | \$26.35                    | \$26.71                    | \$26.66                    |
| <b>Estimated Expense</b>                  | \$50,443                    | \$96,185                   | \$90,385                   | \$61,497                   |
| <b>Expense SqFt</b>                       | \$9.92                      | \$8.74                     | \$11.37                    | \$9.92                     |
| <b>Net Operating Income</b>               | \$85,123                    | \$193,695                  | \$121,882                  | \$103,806                  |
| <b>Full Market Value</b>                  | \$643,001                   | \$1,462,000                | \$920,000                  | \$175,000                  |
| <b>Market Value per SqFt</b>              | \$126.45                    | \$132.91                   | \$115.78                   | \$28.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.45                       | 0.47                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3  |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot                     | 3-00937-7501         | 3-01143-0035        | 3-00198-0065        | 3-00958-0039         |
| Condominium Section                | 0097-R1              |                     |                     |                      |
| Address                            | 99 4 AVENUE          | 528 BERGEN STREET   | 303 BERGEN STREET   | 646 PRESIDENT STREET |
| Neighborhood                       | PARK SLOPE           | PROSPECT HEIGHTS    | BOERUM HILL         | PARK SLOPE           |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP           |
| Total Units                        | 24                   | 21                  | 11                  | 12                   |
| Year Built                         | 1986                 | 2006                | 1915                | 1920                 |
| Gross SqFt                         | 20,750               | 21,578              | 11,000              | 7,833                |
| Estimated Gross Income             | \$546,763            | \$485,170           | \$289,880           | \$219,142            |
| Gross Income per SqFt              | \$26.35              | \$22.48             | \$26.35             | \$27.98              |
| Estimated Expense                  | \$181,355            | \$165,528           | \$96,185            | \$87,830             |
| Expense SqFt                       | \$8.74               | \$7.67              | \$8.74              | \$11.21              |
| Net Operating Income               | \$365,408            | \$319,642           | \$193,695           | \$131,312            |
| Full Market Value                  | \$2,299,518          | \$1,357,000         | \$1,462,000         | \$991,000            |
| Market Value per SqFt              | \$110.82             | \$62.89             | \$132.91            | \$126.52             |
| Distance from Condominium in miles |                      | 0.33                | 0.21                | 0.34                 |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00939-7502         | 3-01148-0001        | 3-01979-0024        |                     |
| Condominium Section                | 1651-R1              |                     |                     |                     |
| Address                            | 145 PARK PLACE       | 597 GRAND AVENUE    | 92 GATES AVENUE     |                     |
| Neighborhood                       | PARK SLOPE           | CROWN HEIGHTS       | CLINTON HILL        |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 47                   | 52                  | 45                  |                     |
| Year Built                         | 1925                 | 1900                | 1931                |                     |
| Gross SqFt                         | 68,505               | 56,377              | 35,820              |                     |
| Estimated Gross Income             | \$1,398,187          | \$956,250           | \$854,662           |                     |
| Gross Income per SqFt              | \$20.41              | \$16.96             | \$23.86             |                     |
| Estimated Expense                  | \$475,425            | \$292,227           | \$311,233           |                     |
| Expense SqFt                       | \$6.94               | \$5.18              | \$8.69              |                     |
| Net Operating Income               | \$922,762            | \$664,023           | \$543,429           |                     |
| Full Market Value                  | \$6,695,998          | \$4,521,000         | \$4,055,000         |                     |
| Market Value per SqFt              | \$97.74              | \$80.19             | \$113.20            |                     |
| Distance from Condominium in miles |                      | 0.72                | 0.64                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00941-7501                | 3-01078-0016               | 3-01158-0023               | 3-00928-0013               |
| <b>Condominium Section</b>                | 0064-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1113 5 AVENUE               | 530 2 STREET               | 186 PROSPECT PLACE         | 564 PACIFIC STREET         |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PROSPECT HEIGHTS           | PARK SLOPE                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 36                          | 47                         | 36                         | 45                         |
| <b>Year Built</b>                         | 1922                        | 1920                       | 1931                       | 1920                       |
| <b>Gross SqFt</b>                         | 39,656                      | 39,261                     | 33,960                     | 35,700                     |
| <b>Estimated Gross Income</b>             | \$633,306                   | \$626,846                  | \$438,086                  | \$808,726                  |
| <b>Gross Income per SqFt</b>              | \$15.97                     | \$15.97                    | \$12.90                    | \$22.65                    |
| <b>Estimated Expense</b>                  | \$236,746                   | \$234,364                  | \$181,613                  | \$255,735                  |
| <b>Expense SqFt</b>                       | \$5.97                      | \$5.97                     | \$5.35                     | \$7.16                     |
| <b>Net Operating Income</b>               | \$396,560                   | \$392,482                  | \$256,473                  | \$552,991                  |
| <b>Full Market Value</b>                  | \$2,709,998                 | \$2,682,000                | \$1,591,000                | \$3,498,000                |
| <b>Market Value per SqFt</b>              | \$68.34                     | \$68.31                    | \$46.85                    | \$97.98                    |
| <b>Distance from Condominium in miles</b> |                             | 0.60                       | 0.36                       | 0.28                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00942-7501                | 3-01158-0016               | 3-00198-0065               | 3-00958-0039               |
| <b>Condominium Section</b>                | 0651-R1                     |                            |                            |                            |
| <b>Address</b>                            | 121 STERLING PLACE          | 170 PROSPECT PLACE         | 303 BERGEN STREET          | 646 PRESIDENT STREET       |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PROSPECT HEIGHTS           | BOERUM HILL                | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 10                          | 16                         | 11                         | 12                         |
| <b>Year Built</b>                         | 1920                        | 1931                       | 1915                       | 1920                       |
| <b>Gross SqFt</b>                         | 27,213                      | 16,124                     | 11,000                     | 7,833                      |
| <b>Estimated Gross Income</b>             | \$751,079                   | \$445,053                  | \$289,880                  | \$219,142                  |
| <b>Gross Income per SqFt</b>              | \$27.60                     | \$27.60                    | \$26.35                    | \$27.98                    |
| <b>Estimated Expense</b>                  | \$292,540                   | \$173,312                  | \$96,185                   | \$87,830                   |
| <b>Expense SqFt</b>                       | \$10.75                     | \$10.75                    | \$8.74                     | \$11.21                    |
| <b>Net Operating Income</b>               | \$458,539                   | \$271,741                  | \$193,695                  | \$131,312                  |
| <b>Full Market Value</b>                  | \$2,853,002                 | \$2,052,000                | \$1,462,000                | \$991,000                  |
| <b>Market Value per SqFt</b>              | \$104.84                    | \$127.26                   | \$132.91                   | \$126.52                   |
| <b>Distance from Condominium in miles</b> |                             | 0.22                       | 0.48                       | 0.42                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00942-7503         | 3-01978-0029          | 3-01148-0020        | 3-01152-0078        |
| Condominium Section                | 2076-R1              |                       |                     |                     |
| Address                            | 133 STERLING PLACE   | 506 WASHINGTON AVENUE | 802 BERGEN STREET   | 269 PROSPECT PLACE  |
| Neighborhood                       | PARK SLOPE           | CLINTON HILL          | CROWN HEIGHTS       | PROSPECT HEIGHTS    |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR           | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 22                   | 23                    | 32                  | 29                  |
| Year Built                         | 2007                 | 2005                  | 2001                | 1985                |
| Gross SqFt                         | 35,741               | 30,935                | 28,912              | 15,384              |
| Estimated Gross Income             | \$626,897            | \$542,547             | \$432,856           | \$311,868           |
| Gross Income per SqFt              | \$17.54              | \$17.54               | \$14.97             | \$20.27             |
| Estimated Expense                  | \$165,838            | \$143,446             | \$163,168           | \$168,065           |
| Expense SqFt                       | \$4.64               | \$4.64                | \$5.64              | \$10.92             |
| Net Operating Income               | \$461,059            | \$399,101             | \$269,688           | \$143,803           |
| Full Market Value                  | \$3,230,000          | \$2,796,000           | \$1,807,000         | \$855,000           |
| Market Value per SqFt              | \$90.37              | \$90.38               | \$62.50             | \$55.58             |
| Distance from Condominium in miles |                      | 0.63                  | 0.73                | 0.40                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00945-7501         | 3-01078-0016        | 3-01152-0078        |                     |
| Condominium Section                | 0398-R1              |                     |                     |                     |
| Address                            | 100 STERLING PLACE   | 530 2 STREET        | 269 PROSPECT PLACE  |                     |
| Neighborhood                       | PARK SLOPE           | PARK SLOPE          | PROSPECT HEIGHTS    |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 36                   | 47                  | 29                  |                     |
| Year Built                         | 1990                 | 1920                | 1985                |                     |
| Gross SqFt                         | 38,430               | 39,261              | 15,384              |                     |
| Estimated Gross Income             | \$696,352            | \$626,846           | \$311,868           |                     |
| Gross Income per SqFt              | \$18.12              | \$15.97             | \$20.27             |                     |
| Estimated Expense                  | \$324,734            | \$234,364           | \$168,065           |                     |
| Expense SqFt                       | \$8.45               | \$5.97              | \$10.92             |                     |
| Net Operating Income               | \$371,618            | \$392,482           | \$143,803           |                     |
| Full Market Value                  | \$2,625,005          | \$2,682,000         | \$855,000           |                     |
| Market Value per SqFt              | \$68.31              | \$68.31             | \$55.58             |                     |
| Distance from Condominium in miles |                      | 0.50                | 0.42                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00945-7503                | 3-01136-0059               | 3-01066-0011               | 3-01058-0042               |
| <b>Condominium Section</b>                | 2651-R1                     |                            |                            |                            |
| <b>Address</b>                            | 122 STERLING PLACE          | 547 BERGEN STREET          | 882 UNION STREET           | 229 ST JOHN'S PLACE        |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PROSPECT HEIGHTS           | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 16                         | 19                         |
| <b>Year Built</b>                         | 1920                        | 1931                       | 1910                       | 1910                       |
| <b>Gross SqFt</b>                         | 14,834                      | 7,996                      | 13,480                     | 14,205                     |
| <b>Estimated Gross Income</b>             | \$321,453                   | \$199,457                  | \$292,074                  | \$293,366                  |
| <b>Gross Income per SqFt</b>              | \$21.67                     | \$24.94                    | \$21.67                    | \$20.65                    |
| <b>Estimated Expense</b>                  | \$102,355                   | \$70,153                   | \$93,006                   | \$132,140                  |
| <b>Expense SqFt</b>                       | \$6.90                      | \$8.77                     | \$6.90                     | \$9.30                     |
| <b>Net Operating Income</b>               | \$219,098                   | \$129,304                  | \$199,068                  | \$161,226                  |
| <b>Full Market Value</b>                  | \$735,016                   | \$971,000                  | \$1,461,000                | \$1,172,000                |
| <b>Market Value per SqFt</b>              | \$49.55                     | \$121.44                   | \$108.38                   | \$82.51                    |
| <b>Distance from Condominium in miles</b> |                             | 0.26                       | 0.36                       | 0.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00945-7504                | 3-01158-0016               | 3-01136-0059               | 3-01164-0082               |
| <b>Condominium Section</b>                | 2652-R1                     |                            |                            |                            |
| <b>Address</b>                            | 118 STERLING PLACE          | 170 PROSPECT PLACE         | 547 BERGEN STREET          | 191 STERLING PLACE         |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 16                         | 24                         |
| <b>Year Built</b>                         | 1920                        | 1931                       | 1931                       | 1910                       |
| <b>Gross SqFt</b>                         | 14,835                      | 16,124                     | 7,996                      | 15,528                     |
| <b>Estimated Gross Income</b>             | \$409,446                   | \$445,053                  | \$199,457                  | \$446,998                  |
| <b>Gross Income per SqFt</b>              | \$27.60                     | \$27.60                    | \$24.94                    | \$28.79                    |
| <b>Estimated Expense</b>                  | \$159,476                   | \$173,312                  | \$70,153                   | \$151,979                  |
| <b>Expense SqFt</b>                       | \$10.75                     | \$10.75                    | \$8.77                     | \$9.79                     |
| <b>Net Operating Income</b>               | \$249,970                   | \$271,741                  | \$129,304                  | \$295,019                  |
| <b>Full Market Value</b>                  | \$458,696                   | \$2,052,000                | \$971,000                  | \$2,227,000                |
| <b>Market Value per SqFt</b>              | \$30.92                     | \$127.26                   | \$121.44                   | \$143.42                   |
| <b>Distance from Condominium in miles</b> |                             | 0.24                       | 0.26                       | 0.23                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00945-7505                | 3-01158-0016               | 3-01172-0027               | 3-01136-0059               |
| <b>Condominium Section</b>                | 2653-R1                     |                            |                            |                            |
| <b>Address</b>                            | 126 STERLING PLACE          | 170 PROSPECT PLACE         | 298 ST JOHN'S PLACE        | 547 BERGEN STREET          |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 15                         | 16                         |
| <b>Year Built</b>                         | 1912                        | 1931                       | 1920                       | 1931                       |
| <b>Gross SqFt</b>                         | 16,104                      | 16,124                     | 13,923                     | 7,996                      |
| <b>Estimated Gross Income</b>             | \$401,634                   | \$445,053                  | \$273,652                  | \$199,457                  |
| <b>Gross Income per SqFt</b>              | \$24.94                     | \$27.60                    | \$19.65                    | \$24.94                    |
| <b>Estimated Expense</b>                  | \$141,232                   | \$173,312                  | \$112,197                  | \$70,153                   |
| <b>Expense SqFt</b>                       | \$8.77                      | \$10.75                    | \$8.06                     | \$8.77                     |
| <b>Net Operating Income</b>               | \$260,402                   | \$271,741                  | \$161,455                  | \$129,304                  |
| <b>Full Market Value</b>                  | \$744,000                   | \$2,052,000                | \$1,162,000                | \$971,000                  |
| <b>Market Value per SqFt</b>              | \$46.20                     | \$127.26                   | \$83.46                    | \$121.44                   |
| <b>Distance from Condominium in miles</b> |                             | 0.24                       | 0.46                       | 0.26                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00947-7501                | 3-00198-0065               | 3-00976-0054               | 3-01136-0059               |
| <b>Condominium Section</b>                | 0750-R1                     |                            |                            |                            |
| <b>Address</b>                            | 47 LINCOLN PLACE            | 303 BERGEN STREET          | 477 3 STREET               | 547 BERGEN STREET          |
| <b>Neighborhood</b>                       | PARK SLOPE                  | BOERUM HILL                | PARK SLOPE                 | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C4-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 11                         | 20                         | 16                         |
| <b>Year Built</b>                         |                             | 1915                       | 1931                       | 1931                       |
| <b>Gross SqFt</b>                         | 13,731                      | 11,000                     | 14,672                     | 7,996                      |
| <b>Estimated Gross Income</b>             | \$361,812                   | \$289,880                  | \$392,132                  | \$199,457                  |
| <b>Gross Income per SqFt</b>              | \$26.35                     | \$26.35                    | \$26.73                    | \$24.94                    |
| <b>Estimated Expense</b>                  | \$120,009                   | \$96,185                   | \$107,531                  | \$70,153                   |
| <b>Expense SqFt</b>                       | \$8.74                      | \$8.74                     | \$7.33                     | \$8.77                     |
| <b>Net Operating Income</b>               | \$241,803                   | \$193,695                  | \$284,601                  | \$129,304                  |
| <b>Full Market Value</b>                  | \$1,477,503                 | \$1,462,000                | \$2,149,000                | \$971,000                  |
| <b>Market Value per SqFt</b>              | \$107.60                    | \$132.91                   | \$146.47                   | \$121.44                   |
| <b>Distance from Condominium in miles</b> |                             | 0.41                       | 0.43                       | 0.32                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00949-7502                | 3-01979-0024               | 3-01152-0078               | 3-01078-0016               |
| <b>Condominium Section</b>                | 1119-R1                     |                            |                            |                            |
| <b>Address</b>                            | 675 SACKETT STREET          | 92 GATES AVENUE            | 269 PROSPECT PLACE         | 530 2 STREET               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | CLINTON HILL               | PROSPECT HEIGHTS           | PARK SLOPE                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 38                          | 45                         | 29                         | 47                         |
| <b>Year Built</b>                         | 2003                        | 1931                       | 1985                       | 1920                       |
| <b>Gross SqFt</b>                         | 49,768                      | 35,820                     | 15,384                     | 39,261                     |
| <b>Estimated Gross Income</b>             | \$1,008,797                 | \$854,662                  | \$311,868                  | \$626,846                  |
| <b>Gross Income per SqFt</b>              | \$20.27                     | \$23.86                    | \$20.27                    | \$15.97                    |
| <b>Estimated Expense</b>                  | \$543,467                   | \$311,233                  | \$168,065                  | \$234,364                  |
| <b>Expense SqFt</b>                       | \$10.92                     | \$8.69                     | \$10.92                    | \$5.97                     |
| <b>Net Operating Income</b>               | \$465,330                   | \$543,429                  | \$143,803                  | \$392,482                  |
| <b>Full Market Value</b>                  | \$3,371,997                 | \$4,055,000                | \$855,000                  | \$2,682,000                |
| <b>Market Value per SqFt</b>              | \$67.75                     | \$113.20                   | \$55.58                    | \$68.31                    |
| <b>Distance from Condominium in miles</b> |                             | 0.97                       | 0.73                       | 0.57                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00951-7501                | 3-01172-0028               | 3-01172-0029               | 3-01172-0027               |
| <b>Condominium Section</b>                | 0034-R1                     |                            |                            |                            |
| <b>Address</b>                            | 64 7 AVENUE                 | 304 ST JOHN'S PLACE        | 310 ST JOHN'S PLACE        | 298 ST JOHN'S PLACE        |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 11                          | 13                         | 13                         | 15                         |
| <b>Year Built</b>                         | 1931                        | 1920                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 9,102                       | 12,285                     | 12,660                     | 13,923                     |
| <b>Estimated Gross Income</b>             | \$196,785                   | \$273,652                  | \$273,652                  | \$273,652                  |
| <b>Gross Income per SqFt</b>              | \$21.62                     | \$22.28                    | \$21.62                    | \$19.65                    |
| <b>Estimated Expense</b>                  | \$80,644                    | \$112,197                  | \$112,197                  | \$112,197                  |
| <b>Expense SqFt</b>                       | \$8.86                      | \$9.13                     | \$8.86                     | \$8.06                     |
| <b>Net Operating Income</b>               | \$116,141                   | \$161,455                  | \$161,455                  | \$161,455                  |
| <b>Full Market Value</b>                  | \$851,999                   | \$1,191,000                | \$1,184,000                | \$1,162,000                |
| <b>Market Value per SqFt</b>              | \$93.61                     | \$96.95                    | \$93.52                    | \$83.46                    |
| <b>Distance from Condominium in miles</b> |                             | 0.46                       | 0.46                       | 0.46                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00952-7505         | 3-00958-0039         | 3-01143-0035        | 3-00964-0008        |
| Condominium Section                | 2396-R1              |                      |                     |                     |
| Address                            | 712 SACKETT STREET   | 646 PRESIDENT STREET | 528 BERGEN STREET   | 265 4 AVENUE        |
| Neighborhood                       | PARK SLOPE           | PARK SLOPE           | PROSPECT HEIGHTS    | PARK SLOPE          |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP           | C1-WALK-UP          | C7-WALK-UP          |
| Total Units                        | 14                   | 12                   | 21                  | 14                  |
| Year Built                         | 2001                 | 1920                 | 2006                | 1930                |
| Gross SqFt                         | 14,976               | 7,833                | 21,578              | 13,007              |
| Estimated Gross Income             | \$336,660            | \$219,142            | \$485,170           | \$287,369           |
| Gross Income per SqFt              | \$22.48              | \$27.98              | \$22.48             | \$22.09             |
| Estimated Expense                  | \$114,866            | \$87,830             | \$165,528           | \$80,030            |
| Expense SqFt                       | \$7.67               | \$11.21              | \$7.67              | \$6.15              |
| Net Operating Income               | \$221,794            | \$131,312            | \$319,642           | \$207,339           |
| Full Market Value                  | \$1,423,388          | \$991,000            | \$1,357,000         | \$1,404,000         |
| Market Value per SqFt              | \$95.04              | \$126.52             | \$62.89             | \$107.94            |
| Distance from Condominium in miles |                      | 0.10                 | 0.48                | 0.19                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00955-7502         | 3-00965-0071        | 3-00957-0014        |                     |
| Condominium Section                | 0268-R1              |                     |                     |                     |
| Address                            | 630 UNION STREET     | 325 1 STREET        | 772 UNION STREET    |                     |
| Neighborhood                       | PARK SLOPE           | PARK SLOPE          | PARK SLOPE          |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 30                   | 32                  | 24                  |                     |
| Year Built                         | 1915                 | 1920                | 1920                |                     |
| Gross SqFt                         | 20,202               | 23,800              | 16,252              |                     |
| Estimated Gross Income             | \$470,101            | \$563,485           | \$371,432           |                     |
| Gross Income per SqFt              | \$23.27              | \$23.68             | \$22.85             |                     |
| Estimated Expense                  | \$163,030            | \$143,590           | \$164,217           |                     |
| Expense SqFt                       | \$8.07               | \$6.03              | \$10.10             |                     |
| Net Operating Income               | \$307,071            | \$419,895           | \$207,215           |                     |
| Full Market Value                  | \$2,282,004          | \$3,131,000         | \$1,535,000         |                     |
| Market Value per SqFt              | \$112.96             | \$131.55            | \$94.45             |                     |
| Distance from Condominium in miles |                      | 0.21                | 0.30                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00957-7501                | 3-00966-0056               | 3-01066-0011               | 3-00971-0014               |
| <b>Condominium Section</b>                | 0072-R1                     |                            |                            |                            |
| <b>Address</b>                            | 975 UNION STREET            | 437 1 STREET               | 882 UNION STREET           | 392 1 STREET               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C4-WALK-UP                 | C1-WALK-UP                 | C4-WALK-UP                 |
| <b>Total Units</b>                        | 1                           | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1901                        | 1920                       | 1910                       | 1920                       |
| <b>Gross SqFt</b>                         | 3,475                       | 7,944                      | 13,480                     | 8,640                      |
| <b>Estimated Gross Income</b>             | \$75,303                    | \$220,201                  | \$292,074                  | \$185,783                  |
| <b>Gross Income per SqFt</b>              | \$21.67                     | \$27.72                    | \$21.67                    | \$21.50                    |
| <b>Estimated Expense</b>                  | \$23,978                    | \$87,045                   | \$93,006                   | \$61,417                   |
| <b>Expense SqFt</b>                       | \$6.90                      | \$10.96                    | \$6.90                     | \$7.11                     |
| <b>Net Operating Income</b>               | \$51,325                    | \$133,156                  | \$199,068                  | \$124,366                  |
| <b>Full Market Value</b>                  | \$247,500                   | \$1,005,000                | \$1,461,000                | \$911,000                  |
| <b>Market Value per SqFt</b>              | \$71.22                     | \$126.51                   | \$108.38                   | \$105.44                   |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       | 0.29                       | 0.21                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00958-7501                | 3-01042-0059               | 3-00879-0013               | 3-01152-0078               |
| <b>Condominium Section</b>                | 1134-R1                     |                            |                            |                            |
| <b>Address</b>                            | 569 CARROLL STREET          | 257 15 STREET              | 252 18 STREET              | 269 PROSPECT PLACE         |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE SOUTH           | SUNSET PARK                | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 24                         | 18                         | 29                         |
| <b>Year Built</b>                         | 2003                        | 2002                       | 2010                       | 1985                       |
| <b>Gross SqFt</b>                         | 15,740                      | 21,056                     | 20,816                     | 15,384                     |
| <b>Estimated Gross Income</b>             | \$281,116                   | \$371,648                  | \$371,730                  | \$311,868                  |
| <b>Gross Income per SqFt</b>              | \$17.86                     | \$17.65                    | \$17.86                    | \$20.27                    |
| <b>Estimated Expense</b>                  | \$41,081                    | \$216,307                  | \$54,375                   | \$168,065                  |
| <b>Expense SqFt</b>                       | \$2.61                      | \$10.27                    | \$2.61                     | \$10.92                    |
| <b>Net Operating Income</b>               | \$240,035                   | \$155,341                  | \$317,355                  | \$143,803                  |
| <b>Full Market Value</b>                  | \$1,689,000                 | \$1,051,000                | \$2,234,000                | \$855,000                  |
| <b>Market Value per SqFt</b>              | \$107.31                    | \$49.91                    | \$107.32                   | \$55.58                    |
| <b>Distance from Condominium in miles</b> |                             | 0.79                       | 1.06                       | 0.81                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00961-7501                | 3-01042-0059               | 3-01054-0010               | 3-01978-0029               |
| <b>Condominium Section</b>                | 2904-R1                     |                            |                            |                            |
| <b>Address</b>                            | 580 CARROLL STREET          | 257 15 STREET              | 593 6 AVENUE               | 506 WASHINGTON AVENUE      |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 17                          | 24                         | 25                         | 23                         |
| <b>Year Built</b>                         | 2009                        | 2002                       | 2009                       | 2005                       |
| <b>Gross SqFt</b>                         | 18,838                      | 21,056                     | 32,719                     | 30,935                     |
| <b>Estimated Gross Income</b>             | \$330,419                   | \$371,648                  | \$458,039                  | \$542,547                  |
| <b>Gross Income per SqFt</b>              | \$17.54                     | \$17.65                    | \$14.00                    | \$17.54                    |
| <b>Estimated Expense</b>                  | \$87,408                    | \$216,307                  | \$157,371                  | \$143,446                  |
| <b>Expense SqFt</b>                       | \$4.64                      | \$10.27                    | \$4.81                     | \$4.64                     |
| <b>Net Operating Income</b>               | \$243,011                   | \$155,341                  | \$300,668                  | \$399,101                  |
| <b>Full Market Value</b>                  | \$2,900,085                 | \$1,051,000                | \$1,974,000                | \$2,796,000                |
| <b>Market Value per SqFt</b>              | \$153.95                    | \$49.91                    | \$60.33                    | \$90.38                    |
| <b>Distance from Condominium in miles</b> |                             | 0.74                       | 0.88                       | 1.08                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00961-7502                | 3-01078-0016               | 3-01081-0043               | 3-01065-0027               |
| <b>Condominium Section</b>                | 2862-R1                     |                            |                            |                            |
| <b>Address</b>                            | 560 CARROLL STREET          | 530 2 STREET               | 78 PROSPECT PARK WEST      | 862 UNION STREET           |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 44                          | 47                         | 41                         | 49                         |
| <b>Year Built</b>                         | 2007                        | 1920                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 43,142                      | 39,261                     | 41,113                     | 35,310                     |
| <b>Estimated Gross Income</b>             | \$1,022,901                 | \$626,846                  | \$903,137                  | \$712,129                  |
| <b>Gross Income per SqFt</b>              | \$23.71                     | \$15.97                    | \$21.97                    | \$20.17                    |
| <b>Estimated Expense</b>                  | \$436,648                   | \$234,364                  | \$295,225                  | \$303,843                  |
| <b>Expense SqFt</b>                       | \$10.12                     | \$5.97                     | \$7.18                     | \$8.61                     |
| <b>Net Operating Income</b>               | \$586,253                   | \$392,482                  | \$607,912                  | \$408,286                  |
| <b>Full Market Value</b>                  | \$2,497,831                 | \$2,682,000                | \$4,474,000                | \$2,955,000                |
| <b>Market Value per SqFt</b>              | \$57.90                     | \$68.31                    | \$108.82                   | \$83.69                    |
| <b>Distance from Condominium in miles</b> |                             | 0.46                       | 0.62                       | 0.45                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00964-7501         | 3-01042-0059        | 3-00879-0013        | 3-01152-0078        |
| Condominium Section                | 1255-R1              |                     |                     |                     |
| Address                            | 28 GARFIELD PLACE    | 257 15 STREET       | 252 18 STREET       | 269 PROSPECT PLACE  |
| Neighborhood                       | PARK SLOPE           | PARK SLOPE SOUTH    | SUNSET PARK         | PROSPECT HEIGHTS    |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 8                    | 24                  | 18                  | 29                  |
| Year Built                         | 2004                 | 2002                | 2010                | 1985                |
| Gross SqFt                         | 13,361               | 21,056              | 20,816              | 15,384              |
| Estimated Gross Income             | \$238,627            | \$371,648           | \$371,730           | \$311,868           |
| Gross Income per SqFt              | \$17.86              | \$17.65             | \$17.86             | \$20.27             |
| Estimated Expense                  | \$34,872             | \$216,307           | \$54,375            | \$168,065           |
| Expense SqFt                       | \$2.61               | \$10.27             | \$2.61              | \$10.92             |
| Net Operating Income               | \$203,755            | \$155,341           | \$317,355           | \$143,803           |
| Full Market Value                  | \$1,434,000          | \$1,051,000         | \$2,234,000         | \$855,000           |
| Market Value per SqFt              | \$107.33             | \$49.91             | \$107.32            | \$55.58             |
| Distance from Condominium in miles |                      | 0.70                | 0.97                | 0.87                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00964-7502         | 3-01081-0043          | 3-01042-0059        |                     |
| Condominium Section                | 2427-R1              |                       |                     |                     |
| Address                            | 255 1 STREET         | 78 PROSPECT PARK WEST | 257 15 STREET       |                     |
| Neighborhood                       | PARK SLOPE           | PARK SLOPE            | PARK SLOPE SOUTH    |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR           | D9-ELEVATOR         |                     |
| Total Units                        | 32                   | 41                    | 24                  |                     |
| Year Built                         | 2008                 | 1920                  | 2002                |                     |
| Gross SqFt                         | 40,038               | 41,113                | 21,056              |                     |
| Estimated Gross Income             | \$793,153            | \$903,137             | \$371,648           |                     |
| Gross Income per SqFt              | \$19.81              | \$21.97               | \$17.65             |                     |
| Estimated Expense                  | \$349,532            | \$295,225             | \$216,307           |                     |
| Expense SqFt                       | \$8.73               | \$7.18                | \$10.27             |                     |
| Net Operating Income               | \$443,621            | \$607,912             | \$155,341           |                     |
| Full Market Value                  | \$3,196,999          | \$4,474,000           | \$1,051,000         |                     |
| Market Value per SqFt              | \$79.85              | \$108.82              | \$49.91             |                     |
| Distance from Condominium in miles |                      | 0.61                  | 0.70                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00966-7501                | 3-00965-0032               | 3-00965-0071               | 3-01089-0001               |
| <b>Condominium Section</b>                | 0083-R1                     |                            |                            |                            |
| <b>Address</b>                            | 190 GARFIELD PLACE          | 118 GARFIELD PLACE         | 325 1 STREET               | 719 8 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 40                          | 39                         | 32                         | 32                         |
| <b>Year Built</b>                         | 1930                        | 1925                       | 1920                       | 1905                       |
| <b>Gross SqFt</b>                         | 36,669                      | 27,024                     | 23,800                     | 31,468                     |
| <b>Estimated Gross Income</b>             | \$868,322                   | \$576,963                  | \$563,485                  | \$769,114                  |
| <b>Gross Income per SqFt</b>              | \$23.68                     | \$21.35                    | \$23.68                    | \$24.44                    |
| <b>Estimated Expense</b>                  | \$221,114                   | \$210,060                  | \$143,590                  | \$317,360                  |
| <b>Expense SqFt</b>                       | \$6.03                      | \$7.77                     | \$6.03                     | \$10.09                    |
| <b>Net Operating Income</b>               | \$647,208                   | \$366,903                  | \$419,895                  | \$451,754                  |
| <b>Full Market Value</b>                  | \$4,752,002                 | \$2,275,000                | \$3,131,000                | \$3,384,000                |
| <b>Market Value per SqFt</b>              | \$129.59                    | \$84.18                    | \$131.55                   | \$107.54                   |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.15                       | 0.45                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00969-7503                | 3-01042-0059               | 3-00879-0013               | 3-00649-0035               |
| <b>Condominium Section</b>                | 2149-R1                     |                            |                            |                            |
| <b>Address</b>                            | 309 2 STREET                | 257 15 STREET              | 252 18 STREET              | 726 5 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE SOUTH           | SUNSET PARK                | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 11                          | 24                         | 18                         | 22                         |
| <b>Year Built</b>                         | 2008                        | 2002                       | 2010                       | 2002                       |
| <b>Gross SqFt</b>                         | 23,222                      | 21,056                     | 20,816                     | 23,882                     |
| <b>Estimated Gross Income</b>             | \$409,868                   | \$371,648                  | \$371,730                  | \$376,963                  |
| <b>Gross Income per SqFt</b>              | \$17.65                     | \$17.65                    | \$17.86                    | \$15.78                    |
| <b>Estimated Expense</b>                  | \$238,490                   | \$216,307                  | \$54,375                   | \$124,553                  |
| <b>Expense SqFt</b>                       | \$10.27                     | \$10.27                    | \$2.61                     | \$5.22                     |
| <b>Net Operating Income</b>               | \$171,378                   | \$155,341                  | \$317,355                  | \$252,410                  |
| <b>Full Market Value</b>                  | \$1,203,000                 | \$1,051,000                | \$2,234,000                | \$1,534,000                |
| <b>Market Value per SqFt</b>              | \$51.80                     | \$49.91                    | \$107.32                   | \$64.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.66                       | 0.92                       | 1.14                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00974-7501                | 3-00965-0032               | 3-00965-0071               | 3-00976-0054               |
| <b>Condominium Section</b>                | 0847-R1                     |                            |                            |                            |
| <b>Address</b>                            | 330 2 STREET                | 118 GARFIELD PLACE         | 325 1 STREET               | 477 3 STREET               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C4-WALK-UP                 |
| <b>Total Units</b>                        | 36                          | 39                         | 32                         | 20                         |
| <b>Year Built</b>                         |                             | 1925                       | 1920                       | 1931                       |
| <b>Gross SqFt</b>                         | 48,738                      | 27,024                     | 23,800                     | 14,672                     |
| <b>Estimated Gross Income</b>             | \$1,154,116                 | \$576,963                  | \$563,485                  | \$392,132                  |
| <b>Gross Income per SqFt</b>              | \$23.68                     | \$21.35                    | \$23.68                    | \$26.73                    |
| <b>Estimated Expense</b>                  | \$293,890                   | \$210,060                  | \$143,590                  | \$107,531                  |
| <b>Expense SqFt</b>                       | \$6.03                      | \$7.77                     | \$6.03                     | \$7.33                     |
| <b>Net Operating Income</b>               | \$860,226                   | \$366,903                  | \$419,895                  | \$284,601                  |
| <b>Full Market Value</b>                  | \$6,408,998                 | \$2,275,000                | \$3,131,000                | \$2,149,000                |
| <b>Market Value per SqFt</b>              | \$131.50                    | \$84.18                    | \$131.55                   | \$146.47                   |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.18                       | 0.30                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00974-7502                | 3-00965-0032               | 3-00956-0047               | 3-01143-0035               |
| <b>Condominium Section</b>                | 1213-R1                     |                            |                            |                            |
| <b>Address</b>                            | 306 2 STREET                | 118 GARFIELD PLACE         | 214 6 AVENUE               | 528 BERGEN STREET          |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 46                          | 39                         | 48                         | 21                         |
| <b>Year Built</b>                         | 2004                        | 1925                       | 1920                       | 2006                       |
| <b>Gross SqFt</b>                         | 94,982                      | 27,024                     | 29,844                     | 21,578                     |
| <b>Estimated Gross Income</b>             | \$2,027,866                 | \$576,963                  | \$542,179                  | \$485,170                  |
| <b>Gross Income per SqFt</b>              | \$21.35                     | \$21.35                    | \$18.17                    | \$22.48                    |
| <b>Estimated Expense</b>                  | \$738,010                   | \$210,060                  | \$189,059                  | \$165,528                  |
| <b>Expense SqFt</b>                       | \$7.77                      | \$7.77                     | \$6.33                     | \$7.67                     |
| <b>Net Operating Income</b>               | \$1,289,856                 | \$366,903                  | \$353,120                  | \$319,642                  |
| <b>Full Market Value</b>                  | \$9,438,004                 | \$2,275,000                | \$2,496,000                | \$1,357,000                |
| <b>Market Value per SqFt</b>              | \$99.37                     | \$84.18                    | \$83.63                    | \$62.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.28                       | 0.73                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00974-7503                | 3-01957-0030               | 3-00376-0023               | 3-01152-0078               |
| <b>Condominium Section</b>                | 1288-R1                     |                            |                            |                            |
| <b>Address</b>                            | 354 2 STREET                | 50 GREENE AVENUE           | 104 LUQUER STREET          | 269 PROSPECT PLACE         |
| <b>Neighborhood</b>                       | PARK SLOPE                  | FORT GREENE                | CARROLL GARDENS            | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 30                          | 41                         | 22                         | 29                         |
| <b>Year Built</b>                         | 2004                        | 1932                       | 2003                       | 1985                       |
| <b>Gross SqFt</b>                         | 30,802                      | 35,872                     | 24,150                     | 15,384                     |
| <b>Estimated Gross Income</b>             | \$724,463                   | \$912,342                  | \$568,026                  | \$311,868                  |
| <b>Gross Income per SqFt</b>              | \$23.52                     | \$25.43                    | \$23.52                    | \$20.27                    |
| <b>Estimated Expense</b>                  | \$194,361                   | \$275,008                  | \$152,379                  | \$168,065                  |
| <b>Expense SqFt</b>                       | \$6.31                      | \$7.67                     | \$6.31                     | \$10.92                    |
| <b>Net Operating Income</b>               | \$530,102                   | \$637,334                  | \$415,647                  | \$143,803                  |
| <b>Full Market Value</b>                  | \$3,947,003                 | \$4,801,000                | \$3,153,000                | \$855,000                  |
| <b>Market Value per SqFt</b>              | \$128.14                    | \$133.84                   | \$130.56                   | \$55.58                    |
| <b>Distance from Condominium in miles</b> |                             | 1.07                       | 0.93                       | 0.94                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00974-7504                | 3-00965-0032               | 3-00956-0047               | 3-00965-0071               |
| <b>Condominium Section</b>                | 2058-R1                     |                            |                            |                            |
| <b>Address</b>                            | 302 2 STREET                | 118 GARFIELD PLACE         | 214 6 AVENUE               | 325 1 STREET               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 68                          | 39                         | 48                         | 32                         |
| <b>Year Built</b>                         |                             | 1925                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 54,122                      | 27,024                     | 29,844                     | 23,800                     |
| <b>Estimated Gross Income</b>             | \$1,155,505                 | \$576,963                  | \$542,179                  | \$563,485                  |
| <b>Gross Income per SqFt</b>              | \$21.35                     | \$21.35                    | \$18.17                    | \$23.68                    |
| <b>Estimated Expense</b>                  | \$420,528                   | \$210,060                  | \$189,059                  | \$143,590                  |
| <b>Expense SqFt</b>                       | \$7.77                      | \$7.77                     | \$6.33                     | \$6.03                     |
| <b>Net Operating Income</b>               | \$734,977                   | \$366,903                  | \$353,120                  | \$419,895                  |
| <b>Full Market Value</b>                  | \$5,378,003                 | \$2,275,000                | \$2,496,000                | \$3,131,000                |
| <b>Market Value per SqFt</b>              | \$99.37                     | \$84.18                    | \$83.63                    | \$131.55                   |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.28                       | 0.18                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3  |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot                     | 3-00981-7501         | 3-02061-0101        | 3-00122-0005        | 3-05279-0043         |
| Condominium Section                | 2027-R1              |                     |                     |                      |
| Address                            | 343 4 AVENUE         | 218 MYRTLE AVENUE   | 277 GOLD STREET     | 829 GREENWOOD AVENUE |
| Neighborhood                       | PARK SLOPE           | FORT GREENE         | DOWNTOWN-METROTECH  | WINDSOR TERRACE      |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         | D7-ELEVATOR         | D1-ELEVATOR          |
| Total Units                        | 113                  | 97                  | 134                 | 135                  |
| Year Built                         | 2006                 | 2008                | 2009                | 1982                 |
| Gross SqFt                         | 115,310              | 110,912             | 118,620             | 104,640              |
| Estimated Gross Income             | \$2,614,078          | \$2,319,997         | \$2,986,782         | \$2,372,438          |
| Gross Income per SqFt              | \$22.67              | \$20.92             | \$25.18             | \$22.67              |
| Estimated Expense                  | \$683,788            | \$951,199           | \$905,085           | \$620,811            |
| Expense SqFt                       | \$5.93               | \$8.58              | \$7.63              | \$5.93               |
| Net Operating Income               | \$1,930,290          | \$1,368,798         | \$2,081,697         | \$1,751,627          |
| Full Market Value                  | \$14,279,001         | \$9,977,000         | \$15,660,000        | \$12,958,000         |
| Market Value per SqFt              | \$123.83             | \$89.95             | \$132.02            | \$123.83             |
| Distance from Condominium in miles |                      | 1.41                | 1.67                | 1.51                 |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-00983-7501         | 3-00976-0054        | 3-00975-0011        | 3-00974-0053        |
| Condominium Section                | 0644-R1              |                     |                     |                     |
| Address                            | 443 4 STREET         | 477 3 STREET        | 376 2 STREET        | 339 3 STREET        |
| Neighborhood                       | PARK SLOPE           | PARK SLOPE          | PARK SLOPE          | PARK SLOPE          |
| Building Classification            | R2-CONDOMINIUM       | C4-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 2                    | 20                  | 16                  | 13                  |
| Year Built                         |                      | 1931                | 1920                | 1921                |
| Gross SqFt                         | 2,050                | 14,672              | 7,910               | 8,560               |
| Estimated Gross Income             | \$54,797             | \$392,132           | \$212,584           | \$211,050           |
| Gross Income per SqFt              | \$26.73              | \$26.73             | \$26.88             | \$24.66             |
| Estimated Expense                  | \$15,027             | \$107,531           | \$70,075            | \$67,625            |
| Expense SqFt                       | \$7.33               | \$7.33              | \$8.86              | \$7.90              |
| Net Operating Income               | \$39,770             | \$284,601           | \$142,509           | \$143,425           |
| Full Market Value                  | \$300,000            | \$2,149,000         | \$1,076,000         | \$1,076,000         |
| Market Value per SqFt              | \$146.34             | \$146.47            | \$136.03            | \$125.70            |
| Distance from Condominium in miles |                      | 0.05                | 0.16                | 0.30                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00992-7501                | 3-00376-0023               | 3-00879-0013               | 3-01042-0059               |
| <b>Condominium Section</b>                | 2383-R1                     |                            |                            |                            |
| <b>Address</b>                            | 251 7 STREET                | 104 LUQUER STREET          | 252 18 STREET              | 257 15 STREET              |
| <b>Neighborhood</b>                       | GOWANUS                     | CARROLL GARDENS            | SUNSET PARK                | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 60                          | 22                         | 18                         | 24                         |
| <b>Year Built</b>                         | 2009                        | 2003                       | 2010                       | 2002                       |
| <b>Gross SqFt</b>                         | 51,102                      | 24,150                     | 20,816                     | 21,056                     |
| <b>Estimated Gross Income</b>             | \$912,682                   | \$568,026                  | \$371,730                  | \$371,648                  |
| <b>Gross Income per SqFt</b>              | \$17.86                     | \$23.52                    | \$17.86                    | \$17.65                    |
| <b>Estimated Expense</b>                  | \$133,376                   | \$152,379                  | \$54,375                   | \$216,307                  |
| <b>Expense SqFt</b>                       | \$2.61                      | \$6.31                     | \$2.61                     | \$10.27                    |
| <b>Net Operating Income</b>               | \$779,306                   | \$415,647                  | \$317,355                  | \$155,341                  |
| <b>Full Market Value</b>                  | \$5,485,000                 | \$3,153,000                | \$2,234,000                | \$1,051,000                |
| <b>Market Value per SqFt</b>              | \$107.33                    | \$130.56                   | \$107.32                   | \$49.91                    |
| <b>Distance from Condominium in miles</b> |                             | 0.75                       | 0.72                       | 0.49                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-00998-7503                | 3-01040-0061               | 3-00993-0029               | 3-00976-0054               |
| <b>Condominium Section</b>                | 1553-R1                     |                            |                            |                            |
| <b>Address</b>                            | 267 8 STREET                | 117 15 STREET              | 318 6 STREET               | 477 3 STREET               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | GOWANUS                    | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C4-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 20                         | 20                         |
| <b>Year Built</b>                         | 2004                        | 1931                       | 1923                       | 1931                       |
| <b>Gross SqFt</b>                         | 21,599                      | 20,020                     | 15,000                     | 14,672                     |
| <b>Estimated Gross Income</b>             | \$450,771                   | \$391,263                  | \$313,103                  | \$392,132                  |
| <b>Gross Income per SqFt</b>              | \$20.87                     | \$19.54                    | \$20.87                    | \$26.73                    |
| <b>Estimated Expense</b>                  | \$202,815                   | \$149,076                  | \$140,778                  | \$107,531                  |
| <b>Expense SqFt</b>                       | \$9.39                      | \$7.45                     | \$9.39                     | \$7.33                     |
| <b>Net Operating Income</b>               | \$247,956                   | \$242,187                  | \$172,325                  | \$284,601                  |
| <b>Full Market Value</b>                  | \$1,806,998                 | \$1,741,000                | \$1,256,000                | \$2,149,000                |
| <b>Market Value per SqFt</b>              | \$83.66                     | \$86.96                    | \$83.73                    | \$146.47                   |
| <b>Distance from Condominium in miles</b> |                             | 0.38                       | 0.05                       | 0.38                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01005-7501                | 3-01042-0059               | 3-01091-0040               | 3-00879-0013               |
| <b>Condominium Section</b>                | 0300-R1                     |                            |                            |                            |
| <b>Address</b>                            | 300 8 STREET                | 257 15 STREET              | 136 PROSPECT PARK WEST     | 252 18 STREET              |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE SOUTH           | PARK SLOPE                 | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 19                          | 24                         | 18                         | 18                         |
| <b>Year Built</b>                         | 1914                        | 2002                       | 1931                       | 2010                       |
| <b>Gross SqFt</b>                         | 15,637                      | 21,056                     | 20,562                     | 20,816                     |
| <b>Estimated Gross Income</b>             | \$279,277                   | \$371,648                  | \$487,231                  | \$371,730                  |
| <b>Gross Income per SqFt</b>              | \$17.86                     | \$17.65                    | \$23.70                    | \$17.86                    |
| <b>Estimated Expense</b>                  | \$40,813                    | \$216,307                  | \$185,148                  | \$54,375                   |
| <b>Expense SqFt</b>                       | \$2.61                      | \$10.27                    | \$9.00                     | \$2.61                     |
| <b>Net Operating Income</b>               | \$238,464                   | \$155,341                  | \$302,083                  | \$317,355                  |
| <b>Full Market Value</b>                  | \$1,303,495                 | \$1,051,000                | \$1,785,000                | \$2,234,000                |
| <b>Market Value per SqFt</b>              | \$83.36                     | \$49.91                    | \$86.81                    | \$107.32                   |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.44                       | 0.57                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01005-7502                | 3-01079-0040               | 3-01065-0027               | 3-01177-0007               |
| <b>Condominium Section</b>                | 0599-R1                     |                            |                            |                            |
| <b>Address</b>                            | 357 9 STREET                | 70 PROSPECT PARK WEST      | 862 UNION STREET           | 781 WASHINGTON AVENUE      |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 131                         | 30                         | 49                         | 63                         |
| <b>Year Built</b>                         | 1920                        | 1920                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 37,880                      | 36,636                     | 35,310                     | 47,925                     |
| <b>Estimated Gross Income</b>             | \$764,040                   | \$669,787                  | \$712,129                  | \$1,031,817                |
| <b>Gross Income per SqFt</b>              | \$20.17                     | \$18.28                    | \$20.17                    | \$21.53                    |
| <b>Estimated Expense</b>                  | \$326,147                   | \$269,132                  | \$303,843                  | \$426,050                  |
| <b>Expense SqFt</b>                       | \$8.61                      | \$7.35                     | \$8.61                     | \$8.89                     |
| <b>Net Operating Income</b>               | \$437,893                   | \$400,655                  | \$408,286                  | \$605,767                  |
| <b>Full Market Value</b>                  | \$3,169,000                 | \$2,836,000                | \$2,955,000                | \$2,468,000                |
| <b>Market Value per SqFt</b>              | \$83.66                     | \$77.41                    | \$83.69                    | \$51.50                    |
| <b>Distance from Condominium in miles</b> |                             | 0.53                       | 0.64                       | 1.24                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01023-7501                | 3-01042-0059               | 3-00879-0013               | 3-00649-0035               |
| <b>Condominium Section</b>                | 0405-R1                     |                            |                            |                            |
| <b>Address</b>                            | 340 11 STREET               | 257 15 STREET              | 252 18 STREET              | 726 5 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE SOUTH            | PARK SLOPE SOUTH           | SUNSET PARK                | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 24                         | 18                         | 22                         |
| <b>Year Built</b>                         | 1991                        | 2002                       | 2010                       | 2002                       |
| <b>Gross SqFt</b>                         | 21,200                      | 21,056                     | 20,816                     | 23,882                     |
| <b>Estimated Gross Income</b>             | \$374,180                   | \$371,648                  | \$371,730                  | \$376,963                  |
| <b>Gross Income per SqFt</b>              | \$17.65                     | \$17.65                    | \$17.86                    | \$15.78                    |
| <b>Estimated Expense</b>                  | \$217,724                   | \$216,307                  | \$54,375                   | \$124,553                  |
| <b>Expense SqFt</b>                       | \$10.27                     | \$10.27                    | \$2.61                     | \$5.22                     |
| <b>Net Operating Income</b>               | \$156,456                   | \$155,341                  | \$317,355                  | \$252,410                  |
| <b>Full Market Value</b>                  | \$1,097,999                 | \$1,051,000                | \$2,234,000                | \$1,534,000                |
| <b>Market Value per SqFt</b>              | \$51.79                     | \$49.91                    | \$107.32                   | \$64.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.42                       | 0.68                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01027-7501                | 3-01010-0026               | 3-01149-0018               | 3-01156-0080               |
| <b>Condominium Section</b>                | 2786-R1                     |                            |                            |                            |
| <b>Address</b>                            | 500 4 AVENUE                | 288 9 STREET               | 880 BERGEN STREET          | 545 PROSPECT PLACE         |
| <b>Neighborhood</b>                       | GOWANUS                     | PARK SLOPE SOUTH           | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D9-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 156                         | 154                        | 123                        | 159                        |
| <b>Year Built</b>                         | 2010                        | 1968                       | 2005                       | 1930                       |
| <b>Gross SqFt</b>                         | 129,620                     | 165,367                    | 144,493                    | 172,800                    |
| <b>Estimated Gross Income</b>             | \$2,290,385                 | \$2,531,945                | \$2,832,358                | \$3,053,043                |
| <b>Gross Income per SqFt</b>              | \$17.67                     | \$15.31                    | \$19.60                    | \$17.67                    |
| <b>Estimated Expense</b>                  | \$725,872                   | \$1,231,284                | \$736,017                  | \$968,080                  |
| <b>Expense SqFt</b>                       | \$5.60                      | \$7.45                     | \$5.09                     | \$5.60                     |
| <b>Net Operating Income</b>               | \$1,564,513                 | \$1,300,661                | \$2,096,341                | \$2,084,963                |
| <b>Full Market Value</b>                  | \$10,982,998                | \$8,778,000                | \$15,073,000               | \$12,393,000               |
| <b>Market Value per SqFt</b>              | \$84.73                     | \$53.08                    | \$104.32                   | \$71.72                    |
| <b>Distance from Condominium in miles</b> |                             | 0.21                       | 1.87                       | 1.84                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01027-7502                | 3-01040-0061               | 3-01041-0011               | 3-01028-0031               |
| <b>Condominium Section</b>                | 2812-R1                     |                            |                            |                            |
| <b>Address</b>                            | 187 13 STREET               | 117 15 STREET              | 204 14 STREET              | 266 12 STREET              |
| <b>Neighborhood</b>                       | GOWANUS                     | GOWANUS                    | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 14                          | 16                         | 20                         | 12                         |
| <b>Year Built</b>                         | 2007                        | 1931                       | 1915                       | 1922                       |
| <b>Gross SqFt</b>                         | 11,472                      | 20,020                     | 15,140                     | 12,528                     |
| <b>Estimated Gross Income</b>             | \$340,758                   | \$391,263                  | \$340,244                  | \$183,375                  |
| <b>Gross Income per SqFt</b>              | \$29.70                     | \$19.54                    | \$22.47                    | \$14.64                    |
| <b>Estimated Expense</b>                  | \$129,921                   | \$149,076                  | \$139,738                  | \$67,764                   |
| <b>Expense SqFt</b>                       | \$11.33                     | \$7.45                     | \$9.23                     | \$5.41                     |
| <b>Net Operating Income</b>               | \$210,837                   | \$242,187                  | \$200,506                  | \$115,611                  |
| <b>Full Market Value</b>                  | \$1,460,000                 | \$1,741,000                | \$1,482,000                | \$769,000                  |
| <b>Market Value per SqFt</b>              | \$127.27                    | \$86.96                    | \$97.89                    | \$61.38                    |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.18                       | 0.15                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01035-7502                | 3-01029-0008               | 3-01040-0061               | 3-01043-0001               |
| <b>Condominium Section</b>                | 1988-R1                     |                            |                            |                            |
| <b>Address</b>                            | 515 5 AVENUE                | 501 5 AVENUE               | 117 15 STREET              | 549 6 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE SOUTH            | PARK SLOPE SOUTH           | GOWANUS                    | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | C7-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 11                         | 16                         | 16                         |
| <b>Year Built</b>                         |                             | 1920                       | 1931                       | 1931                       |
| <b>Gross SqFt</b>                         | 17,208                      | 11,254                     | 20,020                     | 10,508                     |
| <b>Estimated Gross Income</b>             | \$336,244                   | \$202,258                  | \$391,263                  | \$258,148                  |
| <b>Gross Income per SqFt</b>              | \$19.54                     | \$17.97                    | \$19.54                    | \$24.57                    |
| <b>Estimated Expense</b>                  | \$128,200                   | \$44,473                   | \$149,076                  | \$83,235                   |
| <b>Expense SqFt</b>                       | \$7.45                      | \$3.95                     | \$7.45                     | \$7.92                     |
| <b>Net Operating Income</b>               | \$208,044                   | \$157,785                  | \$242,187                  | \$174,913                  |
| <b>Full Market Value</b>                  | \$1,496,002                 | \$1,112,000                | \$1,741,000                | \$1,311,000                |
| <b>Market Value per SqFt</b>              | \$86.94                     | \$98.81                    | \$86.96                    | \$124.76                   |
| <b>Distance from Condominium in miles</b> |                             | 0.05                       | 0.30                       | 0.15                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01040-7501         | 3-01042-0059        | 3-00879-0013        | 3-00649-0035        |
| Condominium Section                | 1664-R1              |                     |                     |                     |
| Address                            | 105 15 STREET        | 257 15 STREET       | 252 18 STREET       | 726 5 AVENUE        |
| Neighborhood                       | GOWANUS              | PARK SLOPE SOUTH    | SUNSET PARK         | SUNSET PARK         |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 7                    | 24                  | 18                  | 22                  |
| Year Built                         | 2005                 | 2002                | 2010                | 2002                |
| Gross SqFt                         | 6,570                | 21,056              | 20,816              | 23,882              |
| Estimated Gross Income             | \$115,961            | \$371,648           | \$371,730           | \$376,963           |
| Gross Income per SqFt              | \$17.65              | \$17.65             | \$17.86             | \$15.78             |
| Estimated Expense                  | \$67,474             | \$216,307           | \$54,375            | \$124,553           |
| Expense SqFt                       | \$10.27              | \$10.27             | \$2.61              | \$5.22              |
| Net Operating Income               | \$48,487             | \$155,341           | \$317,355           | \$252,410           |
| Full Market Value                  | \$340,001            | \$1,051,000         | \$2,234,000         | \$1,534,000         |
| Market Value per SqFt              | \$51.75              | \$49.91             | \$107.32            | \$64.23             |
| Distance from Condominium in miles |                      | 0.30                | 0.39                | 0.51                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01041-7501         | 3-01040-0061        | 3-01041-0011        |                     |
| Condominium Section                | 1052-R1              |                     |                     |                     |
| Address                            | 544 5 AVENUE         | 117 15 STREET       | 204 14 STREET       |                     |
| Neighborhood                       | PARK SLOPE SOUTH     | GOWANUS             | PARK SLOPE SOUTH    |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 18                   | 16                  | 20                  |                     |
| Year Built                         | 1925                 | 1931                | 1915                |                     |
| Gross SqFt                         | 19,844               | 20,020              | 15,140              |                     |
| Estimated Gross Income             | \$416,922            | \$391,263           | \$340,244           |                     |
| Gross Income per SqFt              | \$21.01              | \$19.54             | \$22.47             |                     |
| Estimated Expense                  | \$165,499            | \$149,076           | \$139,738           |                     |
| Expense SqFt                       | \$8.34               | \$7.45              | \$9.23              |                     |
| Net Operating Income               | \$251,423            | \$242,187           | \$200,506           |                     |
| Full Market Value                  | \$1,833,998          | \$1,741,000         | \$1,482,000         |                     |
| Market Value per SqFt              | \$92.42              | \$86.96             | \$97.89             |                     |
| Distance from Condominium in miles |                      | 0.15                | 0.00                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01042-7501         | 3-00376-0023        | 3-00879-0013        | 3-01042-0059        |
| Condominium Section                | 1492-R1              |                     |                     |                     |
| Address                            | 231 15 STREET        | 104 LUQUER STREET   | 252 18 STREET       | 257 15 STREET       |
| Neighborhood                       | PARK SLOPE SOUTH     | CARROLL GARDENS     | SUNSET PARK         | PARK SLOPE SOUTH    |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 16                   | 22                  | 18                  | 24                  |
| Year Built                         | 1931                 | 2003                | 2010                | 2002                |
| Gross SqFt                         | 22,618               | 24,150              | 20,816              | 21,056              |
| Estimated Gross Income             | \$403,957            | \$568,026           | \$371,730           | \$371,648           |
| Gross Income per SqFt              | \$17.86              | \$23.52             | \$17.86             | \$17.65             |
| Estimated Expense                  | \$59,033             | \$152,379           | \$54,375            | \$216,307           |
| Expense SqFt                       | \$2.61               | \$6.31              | \$2.61              | \$10.27             |
| Net Operating Income               | \$344,924            | \$415,647           | \$317,355           | \$155,341           |
| Full Market Value                  | \$2,286,898          | \$3,153,000         | \$2,234,000         | \$1,051,000         |
| Market Value per SqFt              | \$101.11             | \$130.56            | \$107.32            | \$49.91             |
| Distance from Condominium in miles |                      | 1.10                | 0.27                | 0.00                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01042-7501         | 3-00376-0023        | 3-00879-0013        | 3-01042-0059        |
| Condominium Section                | 1492-R2              |                     |                     |                     |
| Address                            | 231 15 STREET        | 104 LUQUER STREET   | 252 18 STREET       | 257 15 STREET       |
| Neighborhood                       | PARK SLOPE SOUTH     | CARROLL GARDENS     | SUNSET PARK         | PARK SLOPE SOUTH    |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 8                    | 22                  | 18                  | 24                  |
| Year Built                         | 1931                 | 2003                | 2010                | 2002                |
| Gross SqFt                         | 8,416                | 24,150              | 20,816              | 21,056              |
| Estimated Gross Income             | \$150,310            | \$568,026           | \$371,730           | \$371,648           |
| Gross Income per SqFt              | \$17.86              | \$23.52             | \$17.86             | \$17.65             |
| Estimated Expense                  | \$21,966             | \$152,379           | \$54,375            | \$216,307           |
| Expense SqFt                       | \$2.61               | \$6.31              | \$2.61              | \$10.27             |
| Net Operating Income               | \$128,344            | \$415,647           | \$317,355           | \$155,341           |
| Full Market Value                  | \$853,599            | \$3,153,000         | \$2,234,000         | \$1,051,000         |
| Market Value per SqFt              | \$101.43             | \$130.56            | \$107.32            | \$49.91             |
| Distance from Condominium in miles |                      | 1.10                | 0.27                | 0.00                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01047-7502                | 3-01042-0059               | 3-01054-0010               | 3-00649-0035               |
| <b>Condominium Section</b>                | 2445-R1                     |                            |                            |                            |
| <b>Address</b>                            | 556 5 AVENUE                | 257 15 STREET              | 593 6 AVENUE               | 726 5 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE SOUTH            | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 8                           | 24                         | 25                         | 22                         |
| <b>Year Built</b>                         | 2007                        | 2002                       | 2009                       | 2002                       |
| <b>Gross SqFt</b>                         | 6,625                       | 21,056                     | 32,719                     | 23,882                     |
| <b>Estimated Gross Income</b>             | \$104,543                   | \$371,648                  | \$458,039                  | \$376,963                  |
| <b>Gross Income per SqFt</b>              | \$15.78                     | \$17.65                    | \$14.00                    | \$15.78                    |
| <b>Estimated Expense</b>                  | \$34,583                    | \$216,307                  | \$157,371                  | \$124,553                  |
| <b>Expense SqFt</b>                       | \$5.22                      | \$10.27                    | \$4.81                     | \$5.22                     |
| <b>Net Operating Income</b>               | \$69,960                    | \$155,341                  | \$300,668                  | \$252,410                  |
| <b>Full Market Value</b>                  | \$476,001                   | \$1,051,000                | \$1,974,000                | \$1,534,000                |
| <b>Market Value per SqFt</b>              | \$71.85                     | \$49.91                    | \$60.33                    | \$64.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.26                       | 0.46                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01048-7501                | 3-01040-0061               | 3-01043-0001               | 3-01041-0011               |
| <b>Condominium Section</b>                | 1216-R1                     |                            |                            |                            |
| <b>Address</b>                            | 249 16 STREET               | 117 15 STREET              | 549 6 AVENUE               | 204 14 STREET              |
| <b>Neighborhood</b>                       | PARK SLOPE SOUTH            | GOWANUS                    | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 16                         | 20                         |
| <b>Year Built</b>                         | 2003                        | 1931                       | 1931                       | 1915                       |
| <b>Gross SqFt</b>                         | 19,350                      | 20,020                     | 10,508                     | 15,140                     |
| <b>Estimated Gross Income</b>             | \$434,795                   | \$391,263                  | \$258,148                  | \$340,244                  |
| <b>Gross Income per SqFt</b>              | \$22.47                     | \$19.54                    | \$24.57                    | \$22.47                    |
| <b>Estimated Expense</b>                  | \$178,601                   | \$149,076                  | \$83,235                   | \$139,738                  |
| <b>Expense SqFt</b>                       | \$9.23                      | \$7.45                     | \$7.92                     | \$9.23                     |
| <b>Net Operating Income</b>               | \$256,194                   | \$242,187                  | \$174,913                  | \$200,506                  |
| <b>Full Market Value</b>                  | \$1,893,001                 | \$1,741,000                | \$1,311,000                | \$1,482,000                |
| <b>Market Value per SqFt</b>              | \$97.83                     | \$86.96                    | \$124.76                   | \$97.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.30                       | 0.15                       | 0.15                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01048-7504         | 3-00171-0049         | 3-01514-0018        |                     |
| Condominium Section                | 3037-R1              |                      |                     |                     |
| Address                            | 226 15 STREET        | 337 STATE STREET     | 354 CHAUNCEY STREET |                     |
| Neighborhood                       | PARK SLOPE SOUTH     | DOWNTOWN-FULTON MALL | OCEAN HILL          |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 22                   | 60                   | 16                  |                     |
| Year Built                         | 2008                 | 1930                 | 1906                |                     |
| Gross SqFt                         | 21,480               | 39,770               | 7,280               |                     |
| Estimated Gross Income             | \$456,020            | \$917,632            | \$165,306           |                     |
| Gross Income per SqFt              | \$21.23              | \$23.07              | \$22.71             |                     |
| Estimated Expense                  | \$209,645            | \$348,953            | \$83,162            |                     |
| Expense SqFt                       | \$9.76               | \$8.77               | \$11.42             |                     |
| Net Operating Income               | \$246,375            | \$568,679            | \$82,144            |                     |
| Full Market Value                  | \$1,802,000          | \$4,221,000          | \$605,000           |                     |
| Market Value per SqFt              | \$83.89              | \$106.14             | \$83.10             |                     |
| Distance from Condominium in miles |                      | 1.63                 | 3.86                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01049-7501         | 3-01042-0059        | 3-00879-0013        | 3-00649-0035        |
| Condominium Section                | 2241-R1              |                     |                     |                     |
| Address                            | 315 16 STREET        | 257 15 STREET       | 252 18 STREET       | 726 5 AVENUE        |
| Neighborhood                       | PARK SLOPE SOUTH     | PARK SLOPE SOUTH    | SUNSET PARK         | SUNSET PARK         |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 20                   | 24                  | 18                  | 22                  |
| Year Built                         | 2008                 | 2002                | 2010                | 2002                |
| Gross SqFt                         | 25,216               | 21,056              | 20,816              | 23,882              |
| Estimated Gross Income             | \$445,062            | \$371,648           | \$371,730           | \$376,963           |
| Gross Income per SqFt              | \$17.65              | \$17.65             | \$17.86             | \$15.78             |
| Estimated Expense                  | \$258,968            | \$216,307           | \$54,375            | \$124,553           |
| Expense SqFt                       | \$10.27              | \$10.27             | \$2.61              | \$5.22              |
| Net Operating Income               | \$186,094            | \$155,341           | \$317,355           | \$252,410           |
| Full Market Value                  | \$1,306,001          | \$1,051,000         | \$2,234,000         | \$1,534,000         |
| Market Value per SqFt              | \$51.79              | \$49.91             | \$107.32            | \$64.23             |
| Distance from Condominium in miles |                      | 0.15                | 0.27                | 0.56                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01052-7501                | 3-01042-0059               | 3-00879-0013               | 3-00401-0041               |
| <b>Condominium Section</b>                | 2070-R1                     |                            |                            |                            |
| <b>Address</b>                            | 162 16 STREET               | 257 15 STREET              | 252 18 STREET              | 110 4 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE SOUTH            | PARK SLOPE SOUTH           | SUNSET PARK                | BOERUM HILL                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D6-ELEVATOR                |
| <b>Total Units</b>                        | 45                          | 24                         | 18                         | 50                         |
| <b>Year Built</b>                         | 2005                        | 2002                       | 2010                       | 2007                       |
| <b>Gross SqFt</b>                         | 54,488                      | 21,056                     | 20,816                     | 58,590                     |
| <b>Estimated Gross Income</b>             | \$973,156                   | \$371,648                  | \$371,730                  | \$1,458,669                |
| <b>Gross Income per SqFt</b>              | \$17.86                     | \$17.65                    | \$17.86                    | \$24.90                    |
| <b>Estimated Expense</b>                  | \$142,214                   | \$216,307                  | \$54,375                   | \$593,141                  |
| <b>Expense SqFt</b>                       | \$2.61                      | \$10.27                    | \$2.61                     | \$10.12                    |
| <b>Net Operating Income</b>               | \$830,942                   | \$155,341                  | \$317,355                  | \$865,528                  |
| <b>Full Market Value</b>                  | \$5,848,001                 | \$1,051,000                | \$2,234,000                | \$4,084,000                |
| <b>Market Value per SqFt</b>              | \$107.33                    | \$49.91                    | \$107.32                   | \$69.70                    |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.21                       | 1.22                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01053-7501                | 3-01054-0010               | 3-01042-0059               | 3-00649-0035               |
| <b>Condominium Section</b>                | 1128-R1                     |                            |                            |                            |
| <b>Address</b>                            | 279 PROSPECT AVENUE         | 593 6 AVENUE               | 257 15 STREET              | 726 5 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE SOUTH            | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 20                          | 25                         | 24                         | 22                         |
| <b>Year Built</b>                         | 2003                        | 2009                       | 2002                       | 2002                       |
| <b>Gross SqFt</b>                         | 27,584                      | 32,719                     | 21,056                     | 23,882                     |
| <b>Estimated Gross Income</b>             | \$435,276                   | \$458,039                  | \$371,648                  | \$376,963                  |
| <b>Gross Income per SqFt</b>              | \$15.78                     | \$14.00                    | \$17.65                    | \$15.78                    |
| <b>Estimated Expense</b>                  | \$143,988                   | \$157,371                  | \$216,307                  | \$124,553                  |
| <b>Expense SqFt</b>                       | \$5.22                      | \$4.81                     | \$10.27                    | \$5.22                     |
| <b>Net Operating Income</b>               | \$291,288                   | \$300,668                  | \$155,341                  | \$252,410                  |
| <b>Full Market Value</b>                  | \$1,983,999                 | \$1,974,000                | \$1,051,000                | \$1,534,000                |
| <b>Market Value per SqFt</b>              | \$71.93                     | \$60.33                    | \$49.91                    | \$64.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.11                       | 0.43                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01053-7503                | 3-01097-0034               | 3-01041-0011               | 3-01042-0018               |
| <b>Condominium Section</b>                | 1937-R1                     |                            |                            |                            |
| <b>Address</b>                            | 198 16 STREET               | 624 11 STREET              | 204 14 STREET              | 280 14 STREET              |
| <b>Neighborhood</b>                       | PARK SLOPE SOUTH            | PARK SLOPE                 | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 32                          | 16                         | 20                         | 25                         |
| <b>Year Built</b>                         | 1926                        | 1920                       | 1915                       | 1913                       |
| <b>Gross SqFt</b>                         | 14,213                      | 14,328                     | 15,140                     | 22,250                     |
| <b>Estimated Gross Income</b>             | \$319,366                   | \$404,427                  | \$340,244                  | \$408,273                  |
| <b>Gross Income per SqFt</b>              | \$22.47                     | \$28.23                    | \$22.47                    | \$18.35                    |
| <b>Estimated Expense</b>                  | \$131,186                   | \$137,505                  | \$139,738                  | \$149,252                  |
| <b>Expense SqFt</b>                       | \$9.23                      | \$9.60                     | \$9.23                     | \$6.71                     |
| <b>Net Operating Income</b>               | \$188,180                   | \$266,922                  | \$200,506                  | \$259,021                  |
| <b>Full Market Value</b>                  | \$1,390,001                 | \$2,015,000                | \$1,482,000                | \$1,835,000                |
| <b>Market Value per SqFt</b>              | \$97.80                     | \$140.63                   | \$97.89                    | \$82.47                    |
| <b>Distance from Condominium in miles</b> |                             | 0.51                       | 0.19                       | 0.11                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01058-7501                | 3-01172-0028               | 3-01172-0029               | 3-01058-0042               |
| <b>Condominium Section</b>                | 0090-R1                     |                            |                            |                            |
| <b>Address</b>                            | 180 STERLING PLACE          | 304 ST JOHN'S PLACE        | 310 ST JOHN'S PLACE        | 229 ST JOHN'S PLACE        |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 13                         | 13                         | 19                         |
| <b>Year Built</b>                         | 1915                        | 1920                       | 1920                       | 1910                       |
| <b>Gross SqFt</b>                         | 11,732                      | 12,285                     | 12,660                     | 14,205                     |
| <b>Estimated Gross Income</b>             | \$253,646                   | \$273,652                  | \$273,652                  | \$293,366                  |
| <b>Gross Income per SqFt</b>              | \$21.62                     | \$22.28                    | \$21.62                    | \$20.65                    |
| <b>Estimated Expense</b>                  | \$103,946                   | \$112,197                  | \$112,197                  | \$132,140                  |
| <b>Expense SqFt</b>                       | \$8.86                      | \$9.13                     | \$8.86                     | \$9.30                     |
| <b>Net Operating Income</b>               | \$149,700                   | \$161,455                  | \$161,455                  | \$161,226                  |
| <b>Full Market Value</b>                  | \$1,098,000                 | \$1,191,000                | \$1,184,000                | \$1,172,000                |
| <b>Market Value per SqFt</b>              | \$93.59                     | \$96.95                    | \$93.52                    | \$82.51                    |
| <b>Distance from Condominium in miles</b> |                             | 0.32                       | 0.32                       | 0.00                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01064-7501                | 3-01949-0027               | 3-01152-0078               | 3-01078-0016               |
| <b>Condominium Section</b>                | 1114-R1                     |                            |                            |                            |
| <b>Address</b>                            | 937 UNION STREET            | 426 LAFAYETTE AVENUE       | 269 PROSPECT PLACE         | 530 2 STREET               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | BEDFORD STUYVESANT         | PROSPECT HEIGHTS           | PARK SLOPE                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 22                          | 24                         | 29                         | 47                         |
| <b>Year Built</b>                         | 2003                        | 2009                       | 1985                       | 1920                       |
| <b>Gross SqFt</b>                         | 49,210                      | 27,797                     | 15,384                     | 39,261                     |
| <b>Estimated Gross Income</b>             | \$997,487                   | \$601,520                  | \$311,868                  | \$626,846                  |
| <b>Gross Income per SqFt</b>              | \$20.27                     | \$21.64                    | \$20.27                    | \$15.97                    |
| <b>Estimated Expense</b>                  | \$537,373                   | \$288,730                  | \$168,065                  | \$234,364                  |
| <b>Expense SqFt</b>                       | \$10.92                     | \$10.39                    | \$10.92                    | \$5.97                     |
| <b>Net Operating Income</b>               | \$460,114                   | \$312,790                  | \$143,803                  | \$392,482                  |
| <b>Full Market Value</b>                  | \$3,332,999                 | \$2,296,000                | \$855,000                  | \$2,682,000                |
| <b>Market Value per SqFt</b>              | \$67.73                     | \$82.60                    | \$55.58                    | \$68.31                    |
| <b>Distance from Condominium in miles</b> |                             | 1.26                       | 0.39                       | 0.35                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01082-7502                | 3-00965-0071               | 3-01082-0037               | 3-01097-0056               |
| <b>Condominium Section</b>                | 2897-R1                     |                            |                            |                            |
| <b>Address</b>                            | 420 8 AVENUE                | 325 1 STREET               | 404 8 AVENUE               | 503 12 STREET              |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 32                          | 32                         | 17                         | 34                         |
| <b>Year Built</b>                         | 1920                        | 1920                       | 1920                       | 1915                       |
| <b>Gross SqFt</b>                         | 26,579                      | 23,800                     | 14,088                     | 30,047                     |
| <b>Estimated Gross Income</b>             | \$694,876                   | \$563,485                  | \$250,737                  | \$499,746                  |
| <b>Gross Income per SqFt</b>              | \$26.14                     | \$23.68                    | \$17.80                    | \$16.63                    |
| <b>Estimated Expense</b>                  | \$222,126                   | \$143,590                  | \$80,107                   | \$233,025                  |
| <b>Expense SqFt</b>                       | \$8.36                      | \$6.03                     | \$5.69                     | \$7.76                     |
| <b>Net Operating Income</b>               | \$472,750                   | \$419,895                  | \$170,630                  | \$266,721                  |
| <b>Full Market Value</b>                  | \$1,568,774                 | \$3,131,000                | \$912,000                  | \$1,044,000                |
| <b>Market Value per SqFt</b>              | \$59.02                     | \$131.55                   | \$64.74                    | \$34.75                    |
| <b>Distance from Condominium in miles</b> |                             | 0.36                       | 0.00                       | 0.37                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01089-7501                | 3-01043-0001               | 3-01093-0001               | 3-01082-0037               |
| <b>Condominium Section</b>                | 1597-R1                     |                            |                            |                            |
| <b>Address</b>                            | 570 7 STREET                | 549 6 AVENUE               | 911 8 AVENUE               | 404 8 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE SOUTH           | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 16                         | 16                         | 17                         |
| <b>Year Built</b>                         | 1900                        | 1931                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 10,911                      | 10,508                     | 12,160                     | 14,088                     |
| <b>Estimated Gross Income</b>             | \$253,026                   | \$258,148                  | \$282,050                  | \$250,737                  |
| <b>Gross Income per SqFt</b>              | \$23.19                     | \$24.57                    | \$23.19                    | \$17.80                    |
| <b>Estimated Expense</b>                  | \$96,126                    | \$83,235                   | \$107,179                  | \$80,107                   |
| <b>Expense SqFt</b>                       | \$8.81                      | \$7.92                     | \$8.81                     | \$5.69                     |
| <b>Net Operating Income</b>               | \$156,900                   | \$174,913                  | \$174,871                  | \$170,630                  |
| <b>Full Market Value</b>                  | \$1,164,996                 | \$1,311,000                | \$1,299,000                | \$912,000                  |
| <b>Market Value per SqFt</b>              | \$106.77                    | \$124.76                   | \$106.83                   | \$64.74                    |
| <b>Distance from Condominium in miles</b> |                             | 0.45                       | 0.10                       | 0.21                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01093-7501                | 3-01089-0001               | 3-01097-0034               | 3-01089-0017               |
| <b>Condominium Section</b>                | 0928-R1                     |                            |                            |                            |
| <b>Address</b>                            | 145 PROSPECT PARK WEST      | 719 8 AVENUE               | 624 11 STREET              | 562 7 STREET               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 27                          | 32                         | 16                         | 16                         |
| <b>Year Built</b>                         | 2002                        | 1905                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 23,280                      | 31,468                     | 14,328                     | 10,636                     |
| <b>Estimated Gross Income</b>             | \$568,963                   | \$769,114                  | \$404,427                  | \$191,285                  |
| <b>Gross Income per SqFt</b>              | \$24.44                     | \$24.44                    | \$28.23                    | \$17.98                    |
| <b>Estimated Expense</b>                  | \$234,895                   | \$317,360                  | \$137,505                  | \$60,747                   |
| <b>Expense SqFt</b>                       | \$10.09                     | \$10.09                    | \$9.60                     | \$5.71                     |
| <b>Net Operating Income</b>               | \$334,068                   | \$451,754                  | \$266,922                  | \$130,538                  |
| <b>Full Market Value</b>                  | \$2,502,001                 | \$3,384,000                | \$2,015,000                | \$920,000                  |
| <b>Market Value per SqFt</b>              | \$107.47                    | \$107.54                   | \$140.63                   | \$86.50                    |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.09                       | 0.10                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01096-7501                | 3-01024-0081               | 3-01103-0009               | 3-01043-0001               |
| <b>Condominium Section</b>                | 0371-R1                     |                            |                            |                            |
| <b>Address</b>                            | 369 7 AVENUE                | 355 12 STREET              | 442 14 STREET              | 549 6 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE SOUTH           | PARK SLOPE                 | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 10                          | 11                         | 16                         | 16                         |
| <b>Year Built</b>                         |                             | 1920                       | 1920                       | 1931                       |
| <b>Gross SqFt</b>                         | 6,516                       | 6,944                      | 12,816                     | 10,508                     |
| <b>Estimated Gross Income</b>             | \$122,110                   | \$130,105                  | \$179,435                  | \$258,148                  |
| <b>Gross Income per SqFt</b>              | \$18.74                     | \$18.74                    | \$14.00                    | \$24.57                    |
| <b>Estimated Expense</b>                  | \$38,770                    | \$41,296                   | \$89,610                   | \$83,235                   |
| <b>Expense SqFt</b>                       | \$5.95                      | \$5.95                     | \$6.99                     | \$7.92                     |
| <b>Net Operating Income</b>               | \$83,340                    | \$88,809                   | \$89,825                   | \$174,913                  |
| <b>Full Market Value</b>                  | \$594,000                   | \$632,000                  | \$453,000                  | \$1,311,000                |
| <b>Market Value per SqFt</b>              | \$91.16                     | \$91.01                    | \$35.35                    | \$124.76                   |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.20                       | 0.21                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01097-7501                | 3-01089-0017               | 3-01105-0063               | 3-01093-0001               |
| <b>Condominium Section</b>                | 0085-R1                     |                            |                            |                            |
| <b>Address</b>                            | 632 11 STREET               | 562 7 STREET               | 419 16 STREET              | 911 8 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE SOUTH           | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 18                          | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1921                        | 1920                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 13,352                      | 10,636                     | 11,844                     | 12,160                     |
| <b>Estimated Gross Income</b>             | \$309,633                   | \$191,285                  | \$298,223                  | \$282,050                  |
| <b>Gross Income per SqFt</b>              | \$23.19                     | \$17.98                    | \$25.18                    | \$23.19                    |
| <b>Estimated Expense</b>                  | \$117,631                   | \$60,747                   | \$62,781                   | \$107,179                  |
| <b>Expense SqFt</b>                       | \$8.81                      | \$5.71                     | \$5.30                     | \$8.81                     |
| <b>Net Operating Income</b>               | \$192,002                   | \$130,538                  | \$235,442                  | \$174,871                  |
| <b>Full Market Value</b>                  | \$1,425,999                 | \$920,000                  | \$1,771,000                | \$1,299,000                |
| <b>Market Value per SqFt</b>              | \$106.80                    | \$86.50                    | \$149.53                   | \$106.83                   |
| <b>Distance from Condominium in miles</b> |                             | 0.19                       | 0.20                       | 0.09                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01097-7502                | 3-01097-0056               | 3-01089-0001               | 3-00868-0056               |
| <b>Condominium Section</b>                | 0722-R1                     |                            |                            |                            |
| <b>Address</b>                            | 163 PROSPECT PARK WEST      | 503 12 STREET              | 719 8 AVENUE               | 15 CALDER PLACE            |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 42                          | 34                         | 32                         | 18                         |
| <b>Year Built</b>                         | 1999                        | 1915                       | 1905                       | 2000                       |
| <b>Gross SqFt</b>                         | 27,200                      | 30,047                     | 31,468                     | 42,500                     |
| <b>Estimated Gross Income</b>             | \$452,336                   | \$499,746                  | \$769,114                  | \$518,883                  |
| <b>Gross Income per SqFt</b>              | \$16.63                     | \$16.63                    | \$24.44                    | \$12.21                    |
| <b>Estimated Expense</b>                  | \$211,072                   | \$233,025                  | \$317,360                  | \$139,981                  |
| <b>Expense SqFt</b>                       | \$7.76                      | \$7.76                     | \$10.09                    | \$3.29                     |
| <b>Net Operating Income</b>               | \$241,264                   | \$266,721                  | \$451,754                  | \$378,902                  |
| <b>Full Market Value</b>                  | \$1,667,003                 | \$1,044,000                | \$3,384,000                | \$2,368,000                |
| <b>Market Value per SqFt</b>              | \$61.29                     | \$34.75                    | \$107.54                   | \$55.72                    |
| <b>Distance from Condominium in miles</b> |                             | 0.00                       | 0.19                       | 0.43                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01098-7509                | 3-01078-0016               | 3-01079-0040               | 3-01107-0027               |
| <b>Condominium Section</b>                | 0752-R1                     |                            |                            |                            |
| <b>Address</b>                            | 438 12 STREET               | 530 2 STREET               | 70 PROSPECT PARK WEST      | 70 PROSPECT PARK SOUTHWES  |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | WINDSOR TERRACE            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 34                          | 47                         | 30                         | 48                         |
| <b>Year Built</b>                         | 1920                        | 1920                       | 1920                       | 1935                       |
| <b>Gross SqFt</b>                         | 56,518                      | 39,261                     | 36,636                     | 49,428                     |
| <b>Estimated Gross Income</b>             | \$902,592                   | \$626,846                  | \$669,787                  | \$697,499                  |
| <b>Gross Income per SqFt</b>              | \$15.97                     | \$15.97                    | \$18.28                    | \$14.11                    |
| <b>Estimated Expense</b>                  | \$337,412                   | \$234,364                  | \$269,132                  | \$327,825                  |
| <b>Expense SqFt</b>                       | \$5.97                      | \$5.97                     | \$7.35                     | \$6.63                     |
| <b>Net Operating Income</b>               | \$565,180                   | \$392,482                  | \$400,655                  | \$369,674                  |
| <b>Full Market Value</b>                  | \$3,861,997                 | \$2,682,000                | \$2,836,000                | \$2,432,000                |
| <b>Market Value per SqFt</b>              | \$68.33                     | \$68.31                    | \$77.41                    | \$49.20                    |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.51                       | 0.46                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01098-7510                | 3-01079-0040               | 3-01078-0016               | 3-01079-0001               |
| <b>Condominium Section</b>                | 0843-R1                     |                            |                            |                            |
| <b>Address</b>                            | 444 12 STREET               | 70 PROSPECT PARK WEST      | 530 2 STREET               | 575 3 STREET               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 37                          | 30                         | 47                         | 36                         |
| <b>Year Built</b>                         | 1920                        | 1920                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 58,100                      | 36,636                     | 39,261                     | 32,388                     |
| <b>Estimated Gross Income</b>             | \$1,062,068                 | \$669,787                  | \$626,846                  | \$594,818                  |
| <b>Gross Income per SqFt</b>              | \$18.28                     | \$18.28                    | \$15.97                    | \$18.37                    |
| <b>Estimated Expense</b>                  | \$427,035                   | \$269,132                  | \$234,364                  | \$269,041                  |
| <b>Expense SqFt</b>                       | \$7.35                      | \$7.35                     | \$5.97                     | \$8.31                     |
| <b>Net Operating Income</b>               | \$635,033                   | \$400,655                  | \$392,482                  | \$325,777                  |
| <b>Full Market Value</b>                  | \$3,787,515                 | \$2,836,000                | \$2,682,000                | \$1,044,000                |
| <b>Market Value per SqFt</b>              | \$65.19                     | \$77.41                    | \$68.31                    | \$32.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.51                       | 0.49                       | 0.51                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01100-7501                | 3-01103-0009               | 3-01097-0034               | 3-01089-0001               |
| <b>Condominium Section</b>                | 1718-R1                     |                            |                            |                            |
| <b>Address</b>                            | 425 14 STREET               | 442 14 STREET              | 624 11 STREET              | 719 8 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE                 | PARK SLOPE                 | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 29                          | 16                         | 16                         | 32                         |
| <b>Year Built</b>                         | 1910                        | 1920                       | 1920                       | 1905                       |
| <b>Gross SqFt</b>                         | 23,868                      | 12,816                     | 14,328                     | 31,468                     |
| <b>Estimated Gross Income</b>             | \$583,334                   | \$179,435                  | \$404,427                  | \$769,114                  |
| <b>Gross Income per SqFt</b>              | \$24.44                     | \$14.00                    | \$28.23                    | \$24.44                    |
| <b>Estimated Expense</b>                  | \$240,828                   | \$89,610                   | \$137,505                  | \$317,360                  |
| <b>Expense SqFt</b>                       | \$10.09                     | \$6.99                     | \$9.60                     | \$10.09                    |
| <b>Net Operating Income</b>               | \$342,506                   | \$89,825                   | \$266,922                  | \$451,754                  |
| <b>Full Market Value</b>                  | \$2,566,011                 | \$453,000                  | \$2,015,000                | \$3,384,000                |
| <b>Market Value per SqFt</b>              | \$107.51                    | \$35.35                    | \$140.63                   | \$107.54                   |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.18                       | 0.33                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1    | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|------------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01102-7503         | 3-01091-0040           | 3-01042-0059        | 3-00879-0013        |
| Condominium Section                | 0137-R1              |                        |                     |                     |
| Address                            | 427 7 AVENUE         | 136 PROSPECT PARK WEST | 257 15 STREET       | 252 18 STREET       |
| Neighborhood                       | PARK SLOPE           | PARK SLOPE             | PARK SLOPE SOUTH    | SUNSET PARK         |
| Building Classification            | R9-CONDOMINIUM       | D1-ELEVATOR            | D9-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 1                    | 18                     | 24                  | 18                  |
| Year Built                         | 1931                 | 1931                   | 2002                | 2010                |
| Gross SqFt                         | 4,500                | 20,562                 | 21,056              | 20,816              |
| Estimated Gross Income             | \$80,370             | \$487,231              | \$371,648           | \$371,730           |
| Gross Income per SqFt              | \$17.86              | \$23.70                | \$17.65             | \$17.86             |
| Estimated Expense                  | \$11,745             | \$185,148              | \$216,307           | \$54,375            |
| Expense SqFt                       | \$2.61               | \$9.00                 | \$10.27             | \$2.61              |
| Net Operating Income               | \$68,625             | \$302,083              | \$155,341           | \$317,355           |
| Full Market Value                  | \$483,000            | \$1,785,000            | \$1,051,000         | \$2,234,000         |
| Market Value per SqFt              | \$107.33             | \$86.81                | \$49.91             | \$107.32            |
| Distance from Condominium in miles |                      | 0.33                   | 0.29                | 0.41                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01102-7505         | 3-01042-0059        | 3-00879-0013        | 3-00649-0035        |
| Condominium Section                | 1109-R1              |                     |                     |                     |
| Address                            | 392 14 STREET        | 257 15 STREET       | 252 18 STREET       | 726 5 AVENUE        |
| Neighborhood                       | PARK SLOPE           | PARK SLOPE SOUTH    | SUNSET PARK         | SUNSET PARK         |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 24                   | 24                  | 18                  | 22                  |
| Year Built                         | 2001                 | 2002                | 2010                | 2002                |
| Gross SqFt                         | 13,057               | 21,056              | 20,816              | 23,882              |
| Estimated Gross Income             | \$230,456            | \$371,648           | \$371,730           | \$376,963           |
| Gross Income per SqFt              | \$17.65              | \$17.65             | \$17.86             | \$15.78             |
| Estimated Expense                  | \$134,095            | \$216,307           | \$54,375            | \$124,553           |
| Expense SqFt                       | \$10.27              | \$10.27             | \$2.61              | \$5.22              |
| Net Operating Income               | \$96,361             | \$155,341           | \$317,355           | \$252,410           |
| Full Market Value                  | \$675,999            | \$1,051,000         | \$2,234,000         | \$1,534,000         |
| Market Value per SqFt              | \$51.77              | \$49.91             | \$107.32            | \$64.23             |
| Distance from Condominium in miles |                      | 0.29                | 0.41                | 0.69                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01103-7501                | 3-01105-0063               | 3-01105-0059               | 3-01101-0043               |
| <b>Condominium Section</b>                | 0439-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1405 8 AVENUE               | 419 16 STREET              | 427 16 STREET              | 184 PROSPECT PARK WEST     |
| <b>Neighborhood</b>                       | PARK SLOPE                  | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           | PARK SLOPE                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 16                         | 16                         | 17                         |
| <b>Year Built</b>                         |                             | 1920                       | 1920                       | 1921                       |
| <b>Gross SqFt</b>                         | 11,800                      | 11,844                     | 9,032                      | 8,960                      |
| <b>Estimated Gross Income</b>             | \$290,516                   | \$298,223                  | \$222,326                  | \$194,296                  |
| <b>Gross Income per SqFt</b>              | \$24.62                     | \$25.18                    | \$24.62                    | \$21.68                    |
| <b>Estimated Expense</b>                  | \$110,330                   | \$62,781                   | \$84,484                   | \$73,832                   |
| <b>Expense SqFt</b>                       | \$9.35                      | \$5.30                     | \$9.35                     | \$8.24                     |
| <b>Net Operating Income</b>               | \$180,186                   | \$235,442                  | \$137,842                  | \$120,464                  |
| <b>Full Market Value</b>                  | \$1,351,000                 | \$1,771,000                | \$555,000                  | \$884,000                  |
| <b>Market Value per SqFt</b>              | \$114.49                    | \$149.53                   | \$61.45                    | \$98.66                    |
| <b>Distance from Condominium in miles</b> |                             | 0.06                       | 0.06                       | 0.05                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01104-7503                | 3-01105-0063               | 3-01043-0001               | 3-01024-0081               |
| <b>Condominium Section</b>                | 0305-R1                     |                            |                            |                            |
| <b>Address</b>                            | 441 7 AVENUE                | 419 16 STREET              | 549 6 AVENUE               | 355 12 STREET              |
| <b>Neighborhood</b>                       | PARK SLOPE SOUTH            | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 11                          | 16                         | 16                         | 11                         |
| <b>Year Built</b>                         |                             | 1920                       | 1931                       | 1920                       |
| <b>Gross SqFt</b>                         | 7,770                       | 11,844                     | 10,508                     | 6,944                      |
| <b>Estimated Gross Income</b>             | \$190,909                   | \$298,223                  | \$258,148                  | \$130,105                  |
| <b>Gross Income per SqFt</b>              | \$24.57                     | \$25.18                    | \$24.57                    | \$18.74                    |
| <b>Estimated Expense</b>                  | \$61,538                    | \$62,781                   | \$83,235                   | \$41,296                   |
| <b>Expense SqFt</b>                       | \$7.92                      | \$5.30                     | \$7.92                     | \$5.95                     |
| <b>Net Operating Income</b>               | \$129,371                   | \$235,442                  | \$174,913                  | \$88,809                   |
| <b>Full Market Value</b>                  | \$969,999                   | \$1,771,000                | \$1,311,000                | \$632,000                  |
| <b>Market Value per SqFt</b>              | \$124.84                    | \$149.53                   | \$124.76                   | \$91.01                    |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.15                       | 0.25                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01104-7504                | 3-01043-0001               | 3-01042-0018               | 3-01040-0061               |
| <b>Condominium Section</b>                | 1229-R1                     |                            |                            |                            |
| <b>Address</b>                            | 372 15 STREET               | 549 6 AVENUE               | 280 14 STREET              | 117 15 STREET              |
| <b>Neighborhood</b>                       | PARK SLOPE SOUTH            | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           | GOWANUS                    |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 30                          | 16                         | 25                         | 16                         |
| <b>Year Built</b>                         | 2004                        | 1931                       | 1913                       | 1931                       |
| <b>Gross SqFt</b>                         | 34,417                      | 10,508                     | 22,250                     | 20,020                     |
| <b>Estimated Gross Income</b>             | \$672,508                   | \$258,148                  | \$408,273                  | \$391,263                  |
| <b>Gross Income per SqFt</b>              | \$19.54                     | \$24.57                    | \$18.35                    | \$19.54                    |
| <b>Estimated Expense</b>                  | \$256,407                   | \$83,235                   | \$149,252                  | \$149,076                  |
| <b>Expense SqFt</b>                       | \$7.45                      | \$7.92                     | \$6.71                     | \$7.45                     |
| <b>Net Operating Income</b>               | \$416,101                   | \$174,913                  | \$259,021                  | \$242,187                  |
| <b>Full Market Value</b>                  | \$2,990,999                 | \$1,311,000                | \$1,835,000                | \$1,741,000                |
| <b>Market Value per SqFt</b>              | \$86.90                     | \$124.76                   | \$82.47                    | \$86.96                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.30                       | 0.59                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01104-7505                | 3-01116-0063               | 3-01029-0008               | 3-01105-0063               |
| <b>Condominium Section</b>                | 1969-R1                     |                            |                            |                            |
| <b>Address</b>                            | 359 16 STREET               | 577 PROSPECT AVENUE        | 501 5 AVENUE               | 419 16 STREET              |
| <b>Neighborhood</b>                       | PARK SLOPE SOUTH            | WINDSOR TERRACE            | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C7-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 13                         | 11                         | 16                         |
| <b>Year Built</b>                         | 2006                        | 2001                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 13,550                      | 18,105                     | 11,254                     | 11,844                     |
| <b>Estimated Gross Income</b>             | \$282,382                   | \$377,361                  | \$202,258                  | \$298,223                  |
| <b>Gross Income per SqFt</b>              | \$20.84                     | \$20.84                    | \$17.97                    | \$25.18                    |
| <b>Estimated Expense</b>                  | \$115,853                   | \$154,718                  | \$44,473                   | \$62,781                   |
| <b>Expense SqFt</b>                       | \$8.55                      | \$8.55                     | \$3.95                     | \$5.30                     |
| <b>Net Operating Income</b>               | \$166,529                   | \$222,643                  | \$157,785                  | \$235,442                  |
| <b>Full Market Value</b>                  | \$1,213,002                 | \$1,621,000                | \$1,112,000                | \$1,771,000                |
| <b>Market Value per SqFt</b>              | \$89.52                     | \$89.53                    | \$98.81                    | \$149.53                   |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.33                       | 0.14                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01112-7502                | 3-01054-0010               | 3-01042-0059               | 3-00649-0035               |
| <b>Condominium Section</b>                | 2880-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1638 8 AVENUE               | 593 6 AVENUE               | 257 15 STREET              | 726 5 AVENUE               |
| <b>Neighborhood</b>                       | PARK SLOPE SOUTH            | PARK SLOPE SOUTH           | PARK SLOPE SOUTH           | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 27                          | 25                         | 24                         | 22                         |
| <b>Year Built</b>                         | 2007                        | 2009                       | 2002                       | 2002                       |
| <b>Gross SqFt</b>                         | 30,456                      | 32,719                     | 21,056                     | 23,882                     |
| <b>Estimated Gross Income</b>             | \$480,596                   | \$458,039                  | \$371,648                  | \$376,963                  |
| <b>Gross Income per SqFt</b>              | \$15.78                     | \$14.00                    | \$17.65                    | \$15.78                    |
| <b>Estimated Expense</b>                  | \$158,980                   | \$157,371                  | \$216,307                  | \$124,553                  |
| <b>Expense SqFt</b>                       | \$5.22                      | \$4.81                     | \$10.27                    | \$5.22                     |
| <b>Net Operating Income</b>               | \$321,616                   | \$300,668                  | \$155,341                  | \$252,410                  |
| <b>Full Market Value</b>                  | \$3,030,072                 | \$1,974,000                | \$1,051,000                | \$1,534,000                |
| <b>Market Value per SqFt</b>              | \$99.49                     | \$60.33                    | \$49.91                    | \$64.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.20                       | 0.33                       | 0.59                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01124-7501                | 3-02014-0035               | 3-02013-0041               | 3-02013-0141               |
| <b>Condominium Section</b>                | 0967-R1                     |                            |                            |                            |
| <b>Address</b>                            | 579 WASHINGTON AVENUE       | 468 GRAND AVENUE           | 260 ST JAMES PLACE         | 262 ST JAMES PLACE         |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CLINTON HILL               | CLINTON HILL               | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 20                         | 20                         |
| <b>Year Built</b>                         |                             | 1930                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 14,269                      | 13,900                     | 10,060                     | 10,060                     |
| <b>Estimated Gross Income</b>             | \$295,654                   | \$271,072                  | \$208,482                  | \$208,482                  |
| <b>Gross Income per SqFt</b>              | \$20.72                     | \$19.50                    | \$20.72                    | \$20.72                    |
| <b>Estimated Expense</b>                  | \$135,270                   | \$97,617                   | \$95,357                   | \$95,356                   |
| <b>Expense SqFt</b>                       | \$9.48                      | \$7.02                     | \$9.48                     | \$9.48                     |
| <b>Net Operating Income</b>               | \$160,384                   | \$173,455                  | \$113,125                  | \$113,126                  |
| <b>Full Market Value</b>                  | \$1,065,895                 | \$1,246,000                | \$823,000                  | \$823,000                  |
| <b>Market Value per SqFt</b>              | \$74.70                     | \$89.64                    | \$81.81                    | \$81.81                    |
| <b>Distance from Condominium in miles</b> |                             | 0.12                       | 0.13                       | 0.13                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01124-7502                | 3-01978-0029               | 3-01148-0020               | 3-01152-0078               |
| <b>Condominium Section</b>                | 1930-R1                     |                            |                            |                            |
| <b>Address</b>                            | 925 PACIFIC STREET          | 506 WASHINGTON AVENUE      | 802 BERGEN STREET          | 269 PROSPECT PLACE         |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CLINTON HILL               | CROWN HEIGHTS              | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 15                          | 23                         | 32                         | 29                         |
| <b>Year Built</b>                         | 2005                        | 2005                       | 2001                       | 1985                       |
| <b>Gross SqFt</b>                         | 19,789                      | 30,935                     | 28,912                     | 15,384                     |
| <b>Estimated Gross Income</b>             | \$347,099                   | \$542,547                  | \$432,856                  | \$311,868                  |
| <b>Gross Income per SqFt</b>              | \$17.54                     | \$17.54                    | \$14.97                    | \$20.27                    |
| <b>Estimated Expense</b>                  | \$91,821                    | \$143,446                  | \$163,168                  | \$168,065                  |
| <b>Expense SqFt</b>                       | \$4.64                      | \$4.64                     | \$5.64                     | \$10.92                    |
| <b>Net Operating Income</b>               | \$255,278                   | \$399,101                  | \$269,688                  | \$143,803                  |
| <b>Full Market Value</b>                  | \$1,789,000                 | \$2,796,000                | \$1,807,000                | \$855,000                  |
| <b>Market Value per SqFt</b>              | \$90.40                     | \$90.38                    | \$62.50                    | \$55.58                    |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.23                       | 0.29                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01124-7503                | 3-01152-0078               | 3-01148-0020               |                            |
| <b>Condominium Section</b>                | 2060-R1                     |                            |                            |                            |
| <b>Address</b>                            | 935 PACIFIC STREET          | 269 PROSPECT PLACE         | 802 BERGEN STREET          |                            |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | PROSPECT HEIGHTS           | CROWN HEIGHTS              |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 10                          | 29                         | 32                         |                            |
| <b>Year Built</b>                         | 2008                        | 1985                       | 2001                       |                            |
| <b>Gross SqFt</b>                         | 10,313                      | 15,384                     | 28,912                     |                            |
| <b>Estimated Gross Income</b>             | \$181,715                   | \$311,868                  | \$432,856                  |                            |
| <b>Gross Income per SqFt</b>              | \$17.62                     | \$20.27                    | \$14.97                    |                            |
| <b>Estimated Expense</b>                  | \$85,392                    | \$168,065                  | \$163,168                  |                            |
| <b>Expense SqFt</b>                       | \$8.28                      | \$10.92                    | \$5.64                     |                            |
| <b>Net Operating Income</b>               | \$96,323                    | \$143,803                  | \$269,688                  |                            |
| <b>Full Market Value</b>                  | \$676,002                   | \$855,000                  | \$1,807,000                |                            |
| <b>Market Value per SqFt</b>              | \$65.55                     | \$55.58                    | \$62.50                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.23                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01124-7504         | 3-01978-0029          | 3-01148-0020        | 3-01152-0078        |
| Condominium Section                | 2163-R1              |                       |                     |                     |
| Address                            | 957 PACIFIC STREET   | 506 WASHINGTON AVENUE | 802 BERGEN STREET   | 269 PROSPECT PLACE  |
| Neighborhood                       | CROWN HEIGHTS        | CLINTON HILL          | CROWN HEIGHTS       | PROSPECT HEIGHTS    |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR           | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 18                   | 23                    | 32                  | 29                  |
| Year Built                         | 2006                 | 2005                  | 2001                | 1985                |
| Gross SqFt                         | 27,168               | 30,935                | 28,912              | 15,384              |
| Estimated Gross Income             | \$476,527            | \$542,547             | \$432,856           | \$311,868           |
| Gross Income per SqFt              | \$17.54              | \$17.54               | \$14.97             | \$20.27             |
| Estimated Expense                  | \$126,060            | \$143,446             | \$163,168           | \$168,065           |
| Expense SqFt                       | \$4.64               | \$4.64                | \$5.64              | \$10.92             |
| Net Operating Income               | \$350,467            | \$399,101             | \$269,688           | \$143,803           |
| Full Market Value                  | \$2,454,996          | \$2,796,000           | \$1,807,000         | \$855,000           |
| Market Value per SqFt              | \$90.36              | \$90.38               | \$62.50             | \$55.58             |
| Distance from Condominium in miles |                      | 0.27                  | 0.23                | 0.29                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01128-7501         | 3-01156-0080        | 3-01812-0042        | 3-01868-9028        |
| Condominium Section                | 0922-R1              |                     |                     |                     |
| Address                            | 700 PACIFIC STREET   | 545 PROSPECT PLACE  | 372 GATES AVENUE    | 254 HERKIMER STREET |
| Neighborhood                       | PROSPECT HEIGHTS     | CROWN HEIGHTS       | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  |
| Building Classification            | R4-CONDOMINIUM       | D5-ELEVATOR         | D1-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 168                  | 159                 | 214                 | 139                 |
| Year Built                         | 2002                 | 1930                | 1923                | 1972                |
| Gross SqFt                         | 230,680              | 172,800             | 218,302             | 175,628             |
| Estimated Gross Income             | \$3,264,122          | \$3,053,043         | \$3,079,934         | \$2,485,975         |
| Gross Income per SqFt              | \$14.15              | \$17.67             | \$14.11             | \$14.15             |
| Estimated Expense                  | \$1,750,861          | \$968,080           | \$1,696,177         | \$1,333,463         |
| Expense SqFt                       | \$7.59               | \$5.60              | \$7.77              | \$7.59              |
| Net Operating Income               | \$1,513,261          | \$2,084,963         | \$1,383,757         | \$1,152,512         |
| Full Market Value                  | \$9,292,665          | \$12,393,000        | \$9,105,000         | \$7,590,000         |
| Market Value per SqFt              | \$40.28              | \$71.72             | \$41.71             | \$43.22             |
| Distance from Condominium in miles |                      | 0.86                | 1.09                | 1.43                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01131-7501                | 3-01148-0020               | 3-01148-0001               | 3-01948-0042               |
| <b>Condominium Section</b>                | 1656-R1                     |                            |                            |                            |
| <b>Address</b>                            | 35 UNDERHILL AVENUE         | 802 BERGEN STREET          | 597 GRAND AVENUE           | 83 CLIFTON PLACE           |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | CROWN HEIGHTS              | CROWN HEIGHTS              | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 39                          | 32                         | 52                         | 40                         |
| <b>Year Built</b>                         | 2005                        | 2001                       | 1900                       | 1939                       |
| <b>Gross SqFt</b>                         | 72,356                      | 28,912                     | 56,377                     | 57,937                     |
| <b>Estimated Gross Income</b>             | \$1,224,987                 | \$432,856                  | \$956,250                  | \$981,148                  |
| <b>Gross Income per SqFt</b>              | \$16.93                     | \$14.97                    | \$16.96                    | \$16.93                    |
| <b>Estimated Expense</b>                  | \$303,172                   | \$163,168                  | \$292,227                  | \$412,082                  |
| <b>Expense SqFt</b>                       | \$4.19                      | \$5.64                     | \$5.18                     | \$7.11                     |
| <b>Net Operating Income</b>               | \$921,815                   | \$269,688                  | \$664,023                  | \$569,066                  |
| <b>Full Market Value</b>                  | \$6,399,999                 | \$1,807,000                | \$4,521,000                | \$3,951,000                |
| <b>Market Value per SqFt</b>              | \$88.45                     | \$62.50                    | \$80.19                    | \$68.19                    |
| <b>Distance from Condominium in miles</b> |                             | 0.26                       | 0.26                       | 0.61                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01137-7501                | 3-01153-0010               | 3-01143-0035               | 3-02014-0035               |
| <b>Condominium Section</b>                | 1321-R1                     |                            |                            |                            |
| <b>Address</b>                            | 618 DEAN STREET             | 93 UNDERHILL AVENUE        | 528 BERGEN STREET          | 468 GRAND AVENUE           |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 21                          | 35                         | 21                         | 16                         |
| <b>Year Built</b>                         | 1930                        | 1930                       | 2006                       | 1930                       |
| <b>Gross SqFt</b>                         | 33,120                      | 32,835                     | 21,578                     | 13,900                     |
| <b>Estimated Gross Income</b>             | \$645,840                   | \$588,389                  | \$485,170                  | \$271,072                  |
| <b>Gross Income per SqFt</b>              | \$19.50                     | \$17.92                    | \$22.48                    | \$19.50                    |
| <b>Estimated Expense</b>                  | \$232,502                   | \$224,912                  | \$165,528                  | \$97,617                   |
| <b>Expense SqFt</b>                       | \$7.02                      | \$6.85                     | \$7.67                     | \$7.02                     |
| <b>Net Operating Income</b>               | \$413,338                   | \$363,477                  | \$319,642                  | \$173,455                  |
| <b>Full Market Value</b>                  | \$2,509,113                 | \$2,561,000                | \$1,357,000                | \$1,246,000                |
| <b>Market Value per SqFt</b>              | \$75.76                     | \$78.00                    | \$62.89                    | \$89.64                    |
| <b>Distance from Condominium in miles</b> |                             | 0.33                       | 0.18                       | 0.40                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01140-7503                | 3-01254-0009               | 3-01152-0078               | 3-01219-0024               |
| <b>Condominium Section</b>                | 2619-R1                     |                            |                            |                            |
| <b>Address</b>                            | 802 DEAN STREET             | 169 ROGERS AVENUE          | 269 PROSPECT PLACE         | 1058 BERGEN STREET         |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | PROSPECT HEIGHTS           | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 9                           | 12                         | 29                         | 15                         |
| <b>Year Built</b>                         | 2010                        | 1910                       | 1985                       | 1931                       |
| <b>Gross SqFt</b>                         | 11,395                      | 8,880                      | 15,384                     | 10,848                     |
| <b>Estimated Gross Income</b>             | \$230,977                   | \$181,991                  | \$311,868                  | \$165,475                  |
| <b>Gross Income per SqFt</b>              | \$20.27                     | \$20.49                    | \$20.27                    | \$15.25                    |
| <b>Estimated Expense</b>                  | \$124,433                   | \$88,619                   | \$168,065                  | \$82,501                   |
| <b>Expense SqFt</b>                       | \$10.92                     | \$9.98                     | \$10.92                    | \$7.61                     |
| <b>Net Operating Income</b>               | \$106,544                   | \$93,372                   | \$143,803                  | \$82,974                   |
| <b>Full Market Value</b>                  | \$771,997                   | \$678,000                  | \$855,000                  | \$559,000                  |
| <b>Market Value per SqFt</b>              | \$67.75                     | \$76.35                    | \$55.58                    | \$51.53                    |
| <b>Distance from Condominium in miles</b> |                             | 0.79                       | 0.23                       | 0.65                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01145-7502                | 3-01143-0035               | 3-01153-0010               | 3-02014-0035               |
| <b>Condominium Section</b>                | 2399-R1                     |                            |                            |                            |
| <b>Address</b>                            | 662 BERGEN STREET           | 528 BERGEN STREET          | 93 UNDERHILL AVENUE        | 468 GRAND AVENUE           |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 24                          | 21                         | 35                         | 16                         |
| <b>Year Built</b>                         | 2007                        | 2006                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 25,671                      | 21,578                     | 32,835                     | 13,900                     |
| <b>Estimated Gross Income</b>             | \$500,585                   | \$485,170                  | \$588,389                  | \$271,072                  |
| <b>Gross Income per SqFt</b>              | \$19.50                     | \$22.48                    | \$17.92                    | \$19.50                    |
| <b>Estimated Expense</b>                  | \$180,210                   | \$165,528                  | \$224,912                  | \$97,617                   |
| <b>Expense SqFt</b>                       | \$7.02                      | \$7.67                     | \$6.85                     | \$7.02                     |
| <b>Net Operating Income</b>               | \$320,375                   | \$319,642                  | \$363,477                  | \$173,455                  |
| <b>Full Market Value</b>                  | \$2,301,994                 | \$1,357,000                | \$2,561,000                | \$1,246,000                |
| <b>Market Value per SqFt</b>              | \$89.67                     | \$62.89                    | \$78.00                    | \$89.64                    |
| <b>Distance from Condominium in miles</b> |                             | 0.33                       | 0.15                       | 0.33                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01147-7501                | 3-01143-0035               | 3-01153-0010               | 3-02014-0035               |
| <b>Condominium Section</b>                | 1940-R1                     |                            |                            |                            |
| <b>Address</b>                            | 649 WASHINGTON AVENUE       | 528 BERGEN STREET          | 93 UNDERHILL AVENUE        | 468 GRAND AVENUE           |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 21                         | 35                         | 16                         |
| <b>Year Built</b>                         | 2007                        | 2006                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 33,710                      | 21,578                     | 32,835                     | 13,900                     |
| <b>Estimated Gross Income</b>             | \$657,345                   | \$485,170                  | \$588,389                  | \$271,072                  |
| <b>Gross Income per SqFt</b>              | \$19.50                     | \$22.48                    | \$17.92                    | \$19.50                    |
| <b>Estimated Expense</b>                  | \$236,644                   | \$165,528                  | \$224,912                  | \$97,617                   |
| <b>Expense SqFt</b>                       | \$7.02                      | \$7.67                     | \$6.85                     | \$7.02                     |
| <b>Net Operating Income</b>               | \$420,701                   | \$319,642                  | \$363,477                  | \$173,455                  |
| <b>Full Market Value</b>                  | \$1,371,008                 | \$1,357,000                | \$2,561,000                | \$1,246,000                |
| <b>Market Value per SqFt</b>              | \$40.67                     | \$62.89                    | \$78.00                    | \$89.64                    |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.10                       | 0.29                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01149-7501                | 3-01177-0007               | 3-01148-0001               |                            |
| <b>Condominium Section</b>                | 2617-R1                     |                            |                            |                            |
| <b>Address</b>                            | 892 BERGEN STREET           | 781 WASHINGTON AVENUE      | 597 GRAND AVENUE           |                            |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D5-ELEVATOR                | D9-ELEVATOR                |                            |
| <b>Total Units</b>                        | 65                          | 63                         | 52                         |                            |
| <b>Year Built</b>                         | 2009                        | 1920                       | 1900                       |                            |
| <b>Gross SqFt</b>                         | 36,200                      | 47,925                     | 56,377                     |                            |
| <b>Estimated Gross Income</b>             | \$696,850                   | \$1,031,817                | \$956,250                  |                            |
| <b>Gross Income per SqFt</b>              | \$19.25                     | \$21.53                    | \$16.96                    |                            |
| <b>Estimated Expense</b>                  | \$254,848                   | \$426,050                  | \$292,227                  |                            |
| <b>Expense SqFt</b>                       | \$7.04                      | \$8.89                     | \$5.18                     |                            |
| <b>Net Operating Income</b>               | \$442,002                   | \$605,767                  | \$664,023                  |                            |
| <b>Full Market Value</b>                  | \$4,533,395                 | \$2,468,000                | \$4,521,000                |                            |
| <b>Market Value per SqFt</b>              | \$125.23                    | \$51.50                    | \$80.19                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.34                       | 0.18                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01152-7504         | 3-01143-0035        | 3-01172-0027        | 3-02014-0035        |
| Condominium Section                | 2750-R1              |                     |                     |                     |
| Address                            | 238 ST MARK'S AVENUE | 528 BERGEN STREET   | 298 ST JOHN'S PLACE | 468 GRAND AVENUE    |
| Neighborhood                       | PROSPECT HEIGHTS     | PROSPECT HEIGHTS    | PROSPECT HEIGHTS    | CLINTON HILL        |
| Building Classification            | R4-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 20                   | 21                  | 15                  | 16                  |
| Year Built                         | 2008                 | 2006                | 1920                | 1930                |
| Gross SqFt                         | 15,992               | 21,578              | 13,923              | 13,900              |
| Estimated Gross Income             | \$471,069            | \$485,170           | \$273,652           | \$271,072           |
| Gross Income per SqFt              | \$29.46              | \$22.48             | \$19.65             | \$19.50             |
| Estimated Expense                  | \$193,222            | \$165,528           | \$112,197           | \$97,617            |
| Expense SqFt                       | \$12.08              | \$7.67              | \$8.06              | \$7.02              |
| Net Operating Income               | \$277,847            | \$319,642           | \$161,455           | \$173,455           |
| Full Market Value                  | \$1,770,000          | \$1,357,000         | \$1,162,000         | \$1,246,000         |
| Market Value per SqFt              | \$110.68             | \$62.89             | \$83.46             | \$89.64             |
| Distance from Condominium in miles |                      | 0.34                | 0.29                | 0.39                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01153-7501         | 3-01914-0035        | 3-01254-0009        | 3-01152-0078        |
| Condominium Section                | 2670-R1              |                     |                     |                     |
| Address                            | 324 ST MARK'S AVENUE | 902 BEDFORD AVENUE  | 169 ROGERS AVENUE   | 269 PROSPECT PLACE  |
| Neighborhood                       | PROSPECT HEIGHTS     | BEDFORD STUYVESANT  | CROWN HEIGHTS       | PROSPECT HEIGHTS    |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 8                    | 18                  | 12                  | 29                  |
| Year Built                         | 2006                 | 2005                | 1910                | 1985                |
| Gross SqFt                         | 8,882                | 13,000              | 8,880               | 15,384              |
| Estimated Gross Income             | \$181,992            | \$273,319           | \$181,991           | \$311,868           |
| Gross Income per SqFt              | \$20.49              | \$21.02             | \$20.49             | \$20.27             |
| Estimated Expense                  | \$88,642             | \$80,614            | \$88,619            | \$168,065           |
| Expense SqFt                       | \$9.98               | \$6.20              | \$9.98              | \$10.92             |
| Net Operating Income               | \$93,350             | \$192,705           | \$93,372            | \$143,803           |
| Full Market Value                  | \$1,138,671          | \$1,377,000         | \$678,000           | \$855,000           |
| Market Value per SqFt              | \$128.20             | \$105.92            | \$76.35             | \$55.58             |
| Distance from Condominium in miles |                      | 1.21                | 0.80                | 0.14                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01154-7501                | 3-01914-0035               | 3-01254-0009               | 3-01152-0078               |
| <b>Condominium Section</b>                | 1660-R1                     |                            |                            |                            |
| <b>Address</b>                            | 364 ST MARK'S AVENUE        | 902 BEDFORD AVENUE         | 169 ROGERS AVENUE          | 269 PROSPECT PLACE         |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | BEDFORD STUYVESANT         | CROWN HEIGHTS              | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 18                         | 12                         | 29                         |
| <b>Year Built</b>                         | 2005                        | 2005                       | 1910                       | 1985                       |
| <b>Gross SqFt</b>                         | 17,209                      | 13,000                     | 8,880                      | 15,384                     |
| <b>Estimated Gross Income</b>             | \$352,612                   | \$273,319                  | \$181,991                  | \$311,868                  |
| <b>Gross Income per SqFt</b>              | \$20.49                     | \$21.02                    | \$20.49                    | \$20.27                    |
| <b>Estimated Expense</b>                  | \$171,746                   | \$80,614                   | \$88,619                   | \$168,065                  |
| <b>Expense SqFt</b>                       | \$9.98                      | \$6.20                     | \$9.98                     | \$10.92                    |
| <b>Net Operating Income</b>               | \$180,866                   | \$192,705                  | \$93,372                   | \$143,803                  |
| <b>Full Market Value</b>                  | \$1,312,997                 | \$1,377,000                | \$678,000                  | \$855,000                  |
| <b>Market Value per SqFt</b>              | \$76.30                     | \$105.92                   | \$76.35                    | \$55.58                    |
| <b>Distance from Condominium in miles</b> |                             | 1.21                       | 0.72                       | 0.22                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01155-7502                | 3-01162-0011               | 3-01174-0057               | 3-01174-0056               |
| <b>Condominium Section</b>                | 1531-R1                     |                            |                            |                            |
| <b>Address</b>                            | 442 ST MARK'S AVENUE        | 633 GRAND AVENUE           | 473 ST JOHN'S PLACE        | 477 ST JOHN'S PLACE        |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 11                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1931                        | 1931                       | 1912                       | 1912                       |
| <b>Gross SqFt</b>                         | 10,784                      | 7,280                      | 11,764                     | 11,764                     |
| <b>Estimated Gross Income</b>             | \$234,444                   | \$169,258                  | \$255,736                  | \$141,725                  |
| <b>Gross Income per SqFt</b>              | \$21.74                     | \$23.25                    | \$21.74                    | \$12.05                    |
| <b>Estimated Expense</b>                  | \$103,850                   | \$46,604                   | \$113,343                  | \$66,208                   |
| <b>Expense SqFt</b>                       | \$9.63                      | \$6.40                     | \$9.63                     | \$5.63                     |
| <b>Net Operating Income</b>               | \$130,594                   | \$122,654                  | \$142,393                  | \$75,517                   |
| <b>Full Market Value</b>                  | \$707,996                   | \$911,000                  | \$950,000                  | \$470,000                  |
| <b>Market Value per SqFt</b>              | \$65.65                     | \$125.14                   | \$80.75                    | \$39.95                    |
| <b>Distance from Condominium in miles</b> |                             | 0.06                       | 0.19                       | 0.19                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01157-7501                | 3-01172-0028               | 3-01172-0029               | 3-01136-0059               |
| <b>Condominium Section</b>                | 0200-R1                     |                            |                            |                            |
| <b>Address</b>                            | 130 PROSPECT PLACE          | 304 ST JOHN'S PLACE        | 310 ST JOHN'S PLACE        | 547 BERGEN STREET          |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 13                         | 13                         | 16                         |
| <b>Year Built</b>                         | 1920                        | 1920                       | 1920                       | 1931                       |
| <b>Gross SqFt</b>                         | 11,680                      | 12,285                     | 12,660                     | 7,996                      |
| <b>Estimated Gross Income</b>             | \$260,230                   | \$273,652                  | \$273,652                  | \$199,457                  |
| <b>Gross Income per SqFt</b>              | \$22.28                     | \$22.28                    | \$21.62                    | \$24.94                    |
| <b>Estimated Expense</b>                  | \$106,638                   | \$112,197                  | \$112,197                  | \$70,153                   |
| <b>Expense SqFt</b>                       | \$9.13                      | \$9.13                     | \$8.86                     | \$8.77                     |
| <b>Net Operating Income</b>               | \$153,592                   | \$161,455                  | \$161,455                  | \$129,304                  |
| <b>Full Market Value</b>                  | \$1,120,000                 | \$1,191,000                | \$1,184,000                | \$971,000                  |
| <b>Market Value per SqFt</b>              | \$95.89                     | \$96.95                    | \$93.52                    | \$121.44                   |
| <b>Distance from Condominium in miles</b> |                             | 0.40                       | 0.40                       | 0.21                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01159-7501                | 3-01172-0028               | 3-01172-0029               | 3-01162-0010               |
| <b>Condominium Section</b>                | 0199-R1                     |                            |                            |                            |
| <b>Address</b>                            | 647 VANDERBILT AVENUE       | 304 ST JOHN'S PLACE        | 310 ST JOHN'S PLACE        | 635 GRAND AVENUE           |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 1                           | 13                         | 13                         | 11                         |
| <b>Year Built</b>                         | 1920                        | 1920                       | 1920                       | 1931                       |
| <b>Gross SqFt</b>                         | 9,212                       | 12,285                     | 12,660                     | 6,924                      |
| <b>Estimated Gross Income</b>             | \$205,243                   | \$273,652                  | \$273,652                  | \$164,523                  |
| <b>Gross Income per SqFt</b>              | \$22.28                     | \$22.28                    | \$21.62                    | \$23.76                    |
| <b>Estimated Expense</b>                  | \$84,106                    | \$112,197                  | \$112,197                  | \$44,715                   |
| <b>Expense SqFt</b>                       | \$9.13                      | \$9.13                     | \$8.86                     | \$6.46                     |
| <b>Net Operating Income</b>               | \$121,137                   | \$161,455                  | \$161,455                  | \$119,808                  |
| <b>Full Market Value</b>                  | \$905,000                   | \$1,191,000                | \$1,184,000                | \$893,000                  |
| <b>Market Value per SqFt</b>              | \$98.24                     | \$96.95                    | \$93.52                    | \$128.97                   |
| <b>Distance from Condominium in miles</b> |                             | 0.23                       | 0.23                       | 0.33                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01160-7501                | 3-01148-0001               | 3-01177-0007               | 3-01979-0024               |
| <b>Condominium Section</b>                | 0110-R1                     |                            |                            |                            |
| <b>Address</b>                            | 330 PROSPECT PLACE          | 597 GRAND AVENUE           | 781 WASHINGTON AVENUE      | 92 GATES AVENUE            |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | CROWN HEIGHTS              | CROWN HEIGHTS              | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D5-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 51                          | 52                         | 63                         | 45                         |
| <b>Year Built</b>                         | 1931                        | 1900                       | 1920                       | 1931                       |
| <b>Gross SqFt</b>                         | 40,755                      | 56,377                     | 47,925                     | 35,820                     |
| <b>Estimated Gross Income</b>             | \$877,455                   | \$956,250                  | \$1,031,817                | \$854,662                  |
| <b>Gross Income per SqFt</b>              | \$21.53                     | \$16.96                    | \$21.53                    | \$23.86                    |
| <b>Estimated Expense</b>                  | \$362,312                   | \$292,227                  | \$426,050                  | \$311,233                  |
| <b>Expense SqFt</b>                       | \$8.89                      | \$5.18                     | \$8.89                     | \$8.69                     |
| <b>Net Operating Income</b>               | \$515,143                   | \$664,023                  | \$605,767                  | \$543,429                  |
| <b>Full Market Value</b>                  | \$3,344,991                 | \$4,521,000                | \$2,468,000                | \$4,055,000                |
| <b>Market Value per SqFt</b>              | \$82.08                     | \$80.19                    | \$51.50                    | \$113.20                   |
| <b>Distance from Condominium in miles</b> |                             | 0.22                       | 0.28                       | 0.51                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01164-7502                | 3-01158-0016               | 3-01172-0029               | 3-01172-0028               |
| <b>Condominium Section</b>                | 1161-R1                     |                            |                            |                            |
| <b>Address</b>                            | 222 PARK PLACE              | 170 PROSPECT PLACE         | 310 ST JOHN'S PLACE        | 304 ST JOHN'S PLACE        |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 14                          | 16                         | 13                         | 13                         |
| <b>Year Built</b>                         |                             | 1931                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 24,639                      | 16,124                     | 12,660                     | 12,285                     |
| <b>Estimated Gross Income</b>             | \$548,957                   | \$445,053                  | \$273,652                  | \$273,652                  |
| <b>Gross Income per SqFt</b>              | \$22.28                     | \$27.60                    | \$21.62                    | \$22.28                    |
| <b>Estimated Expense</b>                  | \$224,954                   | \$173,312                  | \$112,197                  | \$112,197                  |
| <b>Expense SqFt</b>                       | \$9.13                      | \$10.75                    | \$8.86                     | \$9.13                     |
| <b>Net Operating Income</b>               | \$324,003                   | \$271,741                  | \$161,455                  | \$161,455                  |
| <b>Full Market Value</b>                  | \$2,389,999                 | \$2,052,000                | \$1,184,000                | \$1,191,000                |
| <b>Market Value per SqFt</b>              | \$97.00                     | \$127.26                   | \$93.52                    | \$96.95                    |
| <b>Distance from Condominium in miles</b> |                             | 0.06                       | 0.26                       | 0.26                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3   |
|------------------------------------|----------------------|---------------------|---------------------|-----------------------|
| Boro-Block-Lot                     | 3-01167-7501         | 3-01148-0020        | 3-01148-0001        | 3-01177-0007          |
| Condominium Section                | 2311-R1              |                     |                     |                       |
| Address                            | 475 STERLING PLACE   | 802 BERGEN STREET   | 597 GRAND AVENUE    | 781 WASHINGTON AVENUE |
| Neighborhood                       | CROWN HEIGHTS        | CROWN HEIGHTS       | CROWN HEIGHTS       | CROWN HEIGHTS         |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         | D5-ELEVATOR           |
| Total Units                        | 45                   | 32                  | 52                  | 63                    |
| Year Built                         | 2006                 | 2001                | 1900                | 1920                  |
| Gross SqFt                         | 50,018               | 28,912              | 56,377              | 47,925                |
| Estimated Gross Income             | \$848,305            | \$432,856           | \$956,250           | \$1,031,817           |
| Gross Income per SqFt              | \$16.96              | \$14.97             | \$16.96             | \$21.53               |
| Estimated Expense                  | \$259,093            | \$163,168           | \$292,227           | \$426,050             |
| Expense SqFt                       | \$5.18               | \$5.64              | \$5.18              | \$8.89                |
| Net Operating Income               | \$589,212            | \$269,688           | \$664,023           | \$605,767             |
| Full Market Value                  | \$4,092,997          | \$1,807,000         | \$4,521,000         | \$2,468,000           |
| Market Value per SqFt              | \$81.83              | \$62.50             | \$80.19             | \$51.50               |
| Distance from Condominium in miles |                      | 0.19                | 0.19                | 0.13                  |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01169-7502         | 3-01165-0054         | 3-01158-0016        |                     |
| Condominium Section                | 0193-R1              |                      |                     |                     |
| Address                            | 399 FLATBUSH AVENUE  | 166 UNDERHILL AVENUE | 170 PROSPECT PLACE  |                     |
| Neighborhood                       | PROSPECT HEIGHTS     | PROSPECT HEIGHTS     | PROSPECT HEIGHTS    |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP           | C1-WALK-UP          |                     |
| Total Units                        | 3                    | 16                   | 16                  |                     |
| Year Built                         | 1910                 | 1901                 | 1931                |                     |
| Gross SqFt                         | 1,613                | 8,496                | 16,124              |                     |
| Estimated Gross Income             | \$41,922             | \$207,172            | \$445,053           |                     |
| Gross Income per SqFt              | \$25.99              | \$24.38              | \$27.60             |                     |
| Estimated Expense                  | \$14,920             | \$65,842             | \$173,312           |                     |
| Expense SqFt                       | \$9.25               | \$7.75               | \$10.75             |                     |
| Net Operating Income               | \$27,002             | \$141,330            | \$271,741           |                     |
| Full Market Value                  | \$204,000            | \$553,000            | \$2,052,000         |                     |
| Market Value per SqFt              | \$126.47             | \$65.09              | \$127.26            |                     |
| Distance from Condominium in miles |                      | 0.15                 | 0.12                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01171-7501                | 3-01148-0001               | 3-01156-0001               | 3-01179-0037               |
| <b>Condominium Section</b>                | 0127-R1                     |                            |                            |                            |
| <b>Address</b>                            | 44 BUTLER PLACE             | 597 GRAND AVENUE           | 699 CLASSON AVENUE         | 364 LINCOLN PLACE          |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | CROWN HEIGHTS              | CROWN HEIGHTS              | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D5-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 60                          | 52                         | 76                         | 54                         |
| <b>Year Built</b>                         | 1925                        | 1900                       | 1930                       | 1927                       |
| <b>Gross SqFt</b>                         | 67,038                      | 56,377                     | 71,567                     | 51,288                     |
| <b>Estimated Gross Income</b>             | \$1,136,964                 | \$956,250                  | \$1,381,190                | \$828,465                  |
| <b>Gross Income per SqFt</b>              | \$16.96                     | \$16.96                    | \$19.30                    | \$16.15                    |
| <b>Estimated Expense</b>                  | \$347,257                   | \$292,227                  | \$307,768                  | \$327,232                  |
| <b>Expense SqFt</b>                       | \$5.18                      | \$5.18                     | \$4.30                     | \$6.38                     |
| <b>Net Operating Income</b>               | \$789,707                   | \$664,023                  | \$1,073,422                | \$501,233                  |
| <b>Full Market Value</b>                  | \$2,518,996                 | \$4,521,000                | \$6,740,000                | \$3,436,000                |
| <b>Market Value per SqFt</b>              | \$37.58                     | \$80.19                    | \$94.18                    | \$66.99                    |
| <b>Distance from Condominium in miles</b> |                             | 0.41                       | 0.53                       | 0.20                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01171-7502                | 3-01172-0028               | 3-01172-0029               | 3-01172-0027               |
| <b>Condominium Section</b>                | 1500-R1                     |                            |                            |                            |
| <b>Address</b>                            | 34 BUTLER PLACE             | 304 ST JOHN'S PLACE        | 310 ST JOHN'S PLACE        | 298 ST JOHN'S PLACE        |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 48                          | 13                         | 13                         | 15                         |
| <b>Year Built</b>                         | 2005                        | 1920                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 32,139                      | 12,285                     | 12,660                     | 13,923                     |
| <b>Estimated Gross Income</b>             | \$694,845                   | \$273,652                  | \$273,652                  | \$273,652                  |
| <b>Gross Income per SqFt</b>              | \$21.62                     | \$22.28                    | \$21.62                    | \$19.65                    |
| <b>Estimated Expense</b>                  | \$284,752                   | \$112,197                  | \$112,197                  | \$112,197                  |
| <b>Expense SqFt</b>                       | \$8.86                      | \$9.13                     | \$8.86                     | \$8.06                     |
| <b>Net Operating Income</b>               | \$410,093                   | \$161,455                  | \$161,455                  | \$161,455                  |
| <b>Full Market Value</b>                  | \$3,007,997                 | \$1,191,000                | \$1,184,000                | \$1,162,000                |
| <b>Market Value per SqFt</b>              | \$93.59                     | \$96.95                    | \$93.52                    | \$83.46                    |
| <b>Distance from Condominium in miles</b> |                             | 0.08                       | 0.08                       | 0.08                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01171-7503                | 3-01176-0015               | 3-01153-0010               | 3-01280-0066               |
| <b>Condominium Section</b>                | 2458-R1                     |                            |                            |                            |
| <b>Address</b>                            | 20 BUTLER PLACE             | 356 ST JOHN'S PLACE        | 93 UNDERHILL AVENUE        | 969 CARROLL STREET         |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 48                          | 40                         | 35                         | 46                         |
| <b>Year Built</b>                         | 1916                        | 1914                       | 1930                       | 1924                       |
| <b>Gross SqFt</b>                         | 43,424                      | 35,592                     | 32,835                     | 35,824                     |
| <b>Estimated Gross Income</b>             | \$726,049                   | \$595,084                  | \$588,389                  | \$506,753                  |
| <b>Gross Income per SqFt</b>              | \$16.72                     | \$16.72                    | \$17.92                    | \$14.15                    |
| <b>Estimated Expense</b>                  | \$183,249                   | \$150,031                  | \$224,912                  | \$252,964                  |
| <b>Expense SqFt</b>                       | \$4.22                      | \$4.22                     | \$6.85                     | \$7.06                     |
| <b>Net Operating Income</b>               | \$542,800                   | \$445,053                  | \$363,477                  | \$253,789                  |
| <b>Full Market Value</b>                  | \$3,245,014                 | \$2,409,000                | \$2,561,000                | \$1,671,000                |
| <b>Market Value per SqFt</b>              | \$74.73                     | \$67.68                    | \$78.00                    | \$46.64                    |
| <b>Distance from Condominium in miles</b> |                             | 0.17                       | 0.24                       | 0.71                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01172-7501                | 3-01172-0027               | 3-01172-0028               | 3-01172-0029               |
| <b>Condominium Section</b>                | 0254-R1                     |                            |                            |                            |
| <b>Address</b>                            | 286 ST JOHNS PLACE          | 298 ST JOHN'S PLACE        | 304 ST JOHN'S PLACE        | 310 ST JOHN'S PLACE        |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 15                         | 13                         | 13                         |
| <b>Year Built</b>                         | 1912                        | 1920                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 11,174                      | 13,923                     | 12,285                     | 12,660                     |
| <b>Estimated Gross Income</b>             | \$241,582                   | \$273,652                  | \$273,652                  | \$273,652                  |
| <b>Gross Income per SqFt</b>              | \$21.62                     | \$19.65                    | \$22.28                    | \$21.62                    |
| <b>Estimated Expense</b>                  | \$99,002                    | \$112,197                  | \$112,197                  | \$112,197                  |
| <b>Expense SqFt</b>                       | \$8.86                      | \$8.06                     | \$9.13                     | \$8.86                     |
| <b>Net Operating Income</b>               | \$142,580                   | \$161,455                  | \$161,455                  | \$161,455                  |
| <b>Full Market Value</b>                  | \$1,046,002                 | \$1,162,000                | \$1,191,000                | \$1,184,000                |
| <b>Market Value per SqFt</b>              | \$93.61                     | \$83.46                    | \$96.95                    | \$93.52                    |
| <b>Distance from Condominium in miles</b> |                             | 0.00                       | 0.00                       | 0.00                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01172-7502                | 3-01156-0080               | 3-01164-0064               |                            |
| <b>Condominium Section</b>                | 2326-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1 GRAND ARMY PLAZA          | 545 PROSPECT PLACE         | 215 STERLING PLACE         |                            |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | CROWN HEIGHTS              | PROSPECT HEIGHTS           |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D5-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 99                          | 159                        | 82                         |                            |
| <b>Year Built</b>                         | 2006                        | 1930                       | 1937                       |                            |
| <b>Gross SqFt</b>                         | 162,986                     | 172,800                    | 92,902                     |                            |
| <b>Estimated Gross Income</b>             | \$2,734,905                 | \$3,053,043                | \$1,476,143                |                            |
| <b>Gross Income per SqFt</b>              | \$16.78                     | \$17.67                    | \$15.89                    |                            |
| <b>Estimated Expense</b>                  | \$961,617                   | \$968,080                  | \$576,201                  |                            |
| <b>Expense SqFt</b>                       | \$5.90                      | \$5.60                     | \$6.20                     |                            |
| <b>Net Operating Income</b>               | \$1,773,288                 | \$2,084,963                | \$899,942                  |                            |
| <b>Full Market Value</b>                  | \$12,281,998                | \$12,393,000               | \$6,140,000                |                            |
| <b>Market Value per SqFt</b>              | \$75.36                     | \$71.72                    | \$66.09                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.55                       | 0.26                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01173-7501                | 3-01174-0057               | 3-01173-0043               | 3-01162-0011               |
| <b>Condominium Section</b>                | 0245-R1                     |                            |                            |                            |
| <b>Address</b>                            | 806 WASHINGTON AVENUE       | 473 ST JOHN'S PLACE        | 442 STERLING PLACE         | 633 GRAND AVENUE           |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | CROWN HEIGHTS              | PROSPECT HEIGHTS           | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 14                          | 16                         | 20                         | 11                         |
| <b>Year Built</b>                         | 1910                        | 1912                       | 1911                       | 1931                       |
| <b>Gross SqFt</b>                         | 8,392                       | 11,764                     | 16,984                     | 7,280                      |
| <b>Estimated Gross Income</b>             | \$195,114                   | \$255,736                  | \$399,065                  | \$169,258                  |
| <b>Gross Income per SqFt</b>              | \$23.25                     | \$21.74                    | \$23.50                    | \$23.25                    |
| <b>Estimated Expense</b>                  | \$53,709                    | \$113,343                  | \$148,819                  | \$46,604                   |
| <b>Expense SqFt</b>                       | \$6.40                      | \$9.63                     | \$8.76                     | \$6.40                     |
| <b>Net Operating Income</b>               | \$141,405                   | \$142,393                  | \$250,246                  | \$122,654                  |
| <b>Full Market Value</b>                  | \$933,900                   | \$950,000                  | \$1,863,000                | \$911,000                  |
| <b>Market Value per SqFt</b>              | \$111.28                    | \$80.75                    | \$109.69                   | \$125.14                   |
| <b>Distance from Condominium in miles</b> |                             | 0.17                       | 0.00                       | 0.20                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01173-7502                | 3-01172-0029               | 3-01172-0028               | 3-01173-0043               |
| <b>Condominium Section</b>                | 2649-R1                     |                            |                            |                            |
| <b>Address</b>                            | 427 ST JOHN'S PLACE         | 310 ST JOHN'S PLACE        | 304 ST JOHN'S PLACE        | 442 STERLING PLACE         |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 13                         | 13                         | 20                         |
| <b>Year Built</b>                         | 1912                        | 1920                       | 1920                       | 1911                       |
| <b>Gross SqFt</b>                         | 16,104                      | 12,660                     | 12,285                     | 16,984                     |
| <b>Estimated Gross Income</b>             | \$358,797                   | \$273,652                  | \$273,652                  | \$399,065                  |
| <b>Gross Income per SqFt</b>              | \$22.28                     | \$21.62                    | \$22.28                    | \$23.50                    |
| <b>Estimated Expense</b>                  | \$147,030                   | \$112,197                  | \$112,197                  | \$148,819                  |
| <b>Expense SqFt</b>                       | \$9.13                      | \$8.86                     | \$9.13                     | \$8.76                     |
| <b>Net Operating Income</b>               | \$211,767                   | \$161,455                  | \$161,455                  | \$250,246                  |
| <b>Full Market Value</b>                  | \$1,562,000                 | \$1,184,000                | \$1,191,000                | \$1,863,000                |
| <b>Market Value per SqFt</b>              | \$96.99                     | \$93.52                    | \$96.95                    | \$109.69                   |
| <b>Distance from Condominium in miles</b> |                             | 0.17                       | 0.17                       | 0.00                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01173-7503                | 3-01172-0027               | 3-01172-0029               | 3-01172-0028               |
| <b>Condominium Section</b>                | 2650-R1                     |                            |                            |                            |
| <b>Address</b>                            | 355 ST JOHN'S PLACE         | 298 ST JOHN'S PLACE        | 310 ST JOHN'S PLACE        | 304 ST JOHN'S PLACE        |
| <b>Neighborhood</b>                       | PROSPECT HEIGHTS            | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 15                         | 13                         | 13                         |
| <b>Year Built</b>                         | 1909                        | 1920                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 13,385                      | 13,923                     | 12,660                     | 12,285                     |
| <b>Estimated Gross Income</b>             | \$289,384                   | \$273,652                  | \$273,652                  | \$273,652                  |
| <b>Gross Income per SqFt</b>              | \$21.62                     | \$19.65                    | \$21.62                    | \$22.28                    |
| <b>Estimated Expense</b>                  | \$118,591                   | \$112,197                  | \$112,197                  | \$112,197                  |
| <b>Expense SqFt</b>                       | \$8.86                      | \$8.06                     | \$8.86                     | \$9.13                     |
| <b>Net Operating Income</b>               | \$170,793                   | \$161,455                  | \$161,455                  | \$161,455                  |
| <b>Full Market Value</b>                  | \$1,253,000                 | \$1,162,000                | \$1,184,000                | \$1,191,000                |
| <b>Market Value per SqFt</b>              | \$93.61                     | \$83.46                    | \$93.52                    | \$96.95                    |
| <b>Distance from Condominium in miles</b> |                             | 0.17                       | 0.17                       | 0.17                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01178-7501                | 3-01178-0067               | 3-01219-0024               | 3-01148-0020               |
| <b>Condominium Section</b>                | 1981-R1                     |                            |                            |                            |
| <b>Address</b>                            | 524 ST JOHN'S PLACE         | 527 LINCOLN PLACE          | 1058 BERGEN STREET         | 802 BERGEN STREET          |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D8-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 24                         | 15                         | 32                         |
| <b>Year Built</b>                         | 2007                        | 2008                       | 1931                       | 2001                       |
| <b>Gross SqFt</b>                         | 10,809                      | 26,776                     | 10,848                     | 28,912                     |
| <b>Estimated Gross Income</b>             | \$161,811                   | \$323,768                  | \$165,475                  | \$432,856                  |
| <b>Gross Income per SqFt</b>              | \$14.97                     | \$12.09                    | \$15.25                    | \$14.97                    |
| <b>Estimated Expense</b>                  | \$60,963                    | \$182,893                  | \$82,501                   | \$163,168                  |
| <b>Expense SqFt</b>                       | \$5.64                      | \$6.83                     | \$7.61                     | \$5.64                     |
| <b>Net Operating Income</b>               | \$100,848                   | \$140,875                  | \$82,974                   | \$269,688                  |
| <b>Full Market Value</b>                  | \$676,002                   | \$3,601,000                | \$559,000                  | \$1,807,000                |
| <b>Market Value per SqFt</b>              | \$62.54                     | \$134.49                   | \$51.53                    | \$62.50                    |
| <b>Distance from Condominium in miles</b> |                             | 0.00                       | 0.47                       | 0.36                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01178-7502                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 2919-R1                     |                            |                            |                            |
| <b>Address</b>                            | 823 CLASSON AVENUE          | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 24                          | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 1925                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 20,471                      | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$434,599                   | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$199,797                   | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$234,802                   | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$1,816,333                 | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$88.73                     | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 1.76                       | 2.24                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01181-7501                | 3-01205-0028               | 3-01180-0001               | 3-01192-0077               |
| <b>Condominium Section</b>                | 1031-R1                     |                            |                            |                            |
| <b>Address</b>                            | 255 EASTERN PARKWAY         | 1350 GRANT SQUARE          | 201 EASTERN PARKWAY        | 1015 WASHINGTON AVENUE     |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 90                          | 80                         | 105                        | 90                         |
| <b>Year Built</b>                         | 1924                        | 1915                       | 1924                       | 1932                       |
| <b>Gross SqFt</b>                         | 100,770                     | 86,000                     | 138,380                    | 95,000                     |
| <b>Estimated Gross Income</b>             | \$1,255,594                 | \$1,358,621                | \$1,723,737                | \$1,074,716                |
| <b>Gross Income per SqFt</b>              | \$12.46                     | \$15.80                    | \$12.46                    | \$11.31                    |
| <b>Estimated Expense</b>                  | \$529,043                   | \$834,536                  | \$727,100                  | \$559,684                  |
| <b>Expense SqFt</b>                       | \$5.25                      | \$9.70                     | \$5.25                     | \$5.89                     |
| <b>Net Operating Income</b>               | \$726,551                   | \$524,085                  | \$996,637                  | \$515,032                  |
| <b>Full Market Value</b>                  | \$3,663,015                 | \$3,144,000                | \$6,278,000                | \$3,124,000                |
| <b>Market Value per SqFt</b>              | \$36.35                     | \$36.56                    | \$45.37                    | \$32.88                    |
| <b>Distance from Condominium in miles</b> |                             | 0.51                       | 0.13                       | 0.43                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01181-7502                | 3-01247-0011               | 3-01156-0001               | 3-01148-0001               |
| <b>Condominium Section</b>                | 1405-R1                     |                            |                            |                            |
| <b>Address</b>                            | 225 EASTERN PARKWAY         | 796 STERLING PLACE         | 699 CLASSON AVENUE         | 597 GRAND AVENUE           |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D5-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 56                          | 82                         | 76                         | 52                         |
| <b>Year Built</b>                         | 2006                        | 2007                       | 1930                       | 1900                       |
| <b>Gross SqFt</b>                         | 79,075                      | 61,565                     | 71,567                     | 56,377                     |
| <b>Estimated Gross Income</b>             | \$1,341,112                 | \$844,800                  | \$1,381,190                | \$956,250                  |
| <b>Gross Income per SqFt</b>              | \$16.96                     | \$13.72                    | \$19.30                    | \$16.96                    |
| <b>Estimated Expense</b>                  | \$409,609                   | \$222,657                  | \$307,768                  | \$292,227                  |
| <b>Expense SqFt</b>                       | \$5.18                      | \$3.62                     | \$4.30                     | \$5.18                     |
| <b>Net Operating Income</b>               | \$931,503                   | \$622,143                  | \$1,073,422                | \$664,023                  |
| <b>Full Market Value</b>                  | \$3,916,004                 | \$4,055,000                | \$6,740,000                | \$4,521,000                |
| <b>Market Value per SqFt</b>              | \$49.52                     | \$65.87                    | \$94.18                    | \$80.19                    |
| <b>Distance from Condominium in miles</b> |                             | 0.41                       | 0.31                       | 0.41                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01201-7501         | 3-01219-0024        | 3-01148-0020        |                     |
| Condominium Section                | 2693-R1              |                     |                     |                     |
| Address                            | 1311 PACIFIC STREET  | 1058 BERGEN STREET  | 802 BERGEN STREET   |                     |
| Neighborhood                       | CROWN HEIGHTS        | CROWN HEIGHTS       | CROWN HEIGHTS       |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 32                   | 15                  | 32                  |                     |
| Year Built                         | 2010                 | 1931                | 2001                |                     |
| Gross SqFt                         | 28,344               | 10,848              | 28,912              |                     |
| Estimated Gross Income             | \$428,278            | \$165,475           | \$432,856           |                     |
| Gross Income per SqFt              | \$15.11              | \$15.25             | \$14.97             |                     |
| Estimated Expense                  | \$187,921            | \$82,501            | \$163,168           |                     |
| Expense SqFt                       | \$6.63               | \$7.61              | \$5.64              |                     |
| Net Operating Income               | \$240,357            | \$82,974            | \$269,688           |                     |
| Full Market Value                  | \$1,615,004          | \$559,000           | \$1,807,000         |                     |
| Market Value per SqFt              | \$56.98              | \$51.53             | \$62.50             |                     |
| Distance from Condominium in miles |                      | 0.22                | 0.66                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01206-7501         | 3-01207-0012        | 3-01178-0087        | 3-01212-0059        |
| Condominium Section                | 0241-R1              |                     |                     |                     |
| Address                            | 1206 PACIFIC STREET  | 1274 PACIFIC STREET | 487 LINCOLN PLACE   | 1061 BERGEN STREET  |
| Neighborhood                       | CROWN HEIGHTS        | CROWN HEIGHTS       | CROWN HEIGHTS       | CROWN HEIGHTS       |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 32                   | 32                  | 31                  | 16                  |
| Year Built                         | 1915                 | 1910                | 1920                | 1905                |
| Gross SqFt                         | 30,455               | 31,476              | 26,952              | 12,520              |
| Estimated Gross Income             | \$442,816            | \$419,084           | \$487,908           | \$182,011           |
| Gross Income per SqFt              | \$14.54              | \$13.31             | \$18.10             | \$14.54             |
| Estimated Expense                  | \$206,180            | \$201,943           | \$196,949           | \$84,729            |
| Expense SqFt                       | \$6.77               | \$6.42              | \$7.31              | \$6.77              |
| Net Operating Income               | \$236,636            | \$217,141           | \$290,959           | \$97,282            |
| Full Market Value                  | \$1,474,000          | \$869,000           | \$2,055,000         | \$507,000           |
| Market Value per SqFt              | \$48.40              | \$27.61             | \$76.25             | \$40.50             |
| Distance from Condominium in miles |                      | 0.15                | 0.54                | 0.05                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01219-7501                | 3-01218-0005               | 3-01213-0058               | 3-01217-0032               |
| <b>Condominium Section</b>                | 0864-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1062 BERGEN STREET          | 1387 BEDFORD AVENUE        | 1137 BERGEN STREET         | 988 BERGEN STREET          |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 18                         | 16                         | 18                         |
| <b>Year Built</b>                         | 1900                        | 1900                       | 1905                       | 1900                       |
| <b>Gross SqFt</b>                         | 13,680                      | 13,332                     | 14,376                     | 14,936                     |
| <b>Estimated Gross Income</b>             | \$161,014                   | \$170,134                  | \$169,240                  | \$166,194                  |
| <b>Gross Income per SqFt</b>              | \$11.77                     | \$12.76                    | \$11.77                    | \$11.13                    |
| <b>Estimated Expense</b>                  | \$82,354                    | \$89,555                   | \$86,579                   | \$86,068                   |
| <b>Expense SqFt</b>                       | \$6.02                      | \$6.72                     | \$6.02                     | \$5.76                     |
| <b>Net Operating Income</b>               | \$78,660                    | \$80,579                   | \$82,661                   | \$80,126                   |
| <b>Full Market Value</b>                  | \$485,000                   | \$512,000                  | \$509,000                  | \$483,000                  |
| <b>Market Value per SqFt</b>              | \$35.45                     | \$38.40                    | \$35.41                    | \$32.34                    |
| <b>Distance from Condominium in miles</b> |                             | 0.09                       | 0.16                       | 0.17                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01223-7501                | 3-01230-0023               | 3-01389-0057               |                            |
| <b>Condominium Section</b>                | 2960-R1                     |                            |                            |                            |
| <b>Address</b>                            | 943 ST MARK'S AVENUE        | 950 ST MARK'S AVENUE       | 1009 EASTERN PARKWAY       |                            |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 19                          | 16                         | 16                         |                            |
| <b>Year Built</b>                         | 2009                        | 1904                       | 1913                       |                            |
| <b>Gross SqFt</b>                         | 14,940                      | 11,382                     | 15,800                     |                            |
| <b>Estimated Gross Income</b>             | \$266,530                   | \$211,373                  | \$270,181                  |                            |
| <b>Gross Income per SqFt</b>              | \$17.84                     | \$18.57                    | \$17.10                    |                            |
| <b>Estimated Expense</b>                  | \$114,440                   | \$84,648                   | \$124,283                  |                            |
| <b>Expense SqFt</b>                       | \$7.66                      | \$7.44                     | \$7.87                     |                            |
| <b>Net Operating Income</b>               | \$152,090                   | \$126,725                  | \$145,898                  |                            |
| <b>Full Market Value</b>                  | \$1,414,446                 | \$724,000                  | \$632,000                  |                            |
| <b>Market Value per SqFt</b>              | \$94.68                     | \$63.61                    | \$40.00                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.06                       | 0.46                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01226-7501                | 3-01281-0007               | 3-01281-0009               | 3-01321-0048               |
| <b>Condominium Section</b>                | 2478-R1                     |                            |                            |                            |
| <b>Address</b>                            | 715 PROSPECT PLACE          | 1593 BEDFORD AVENUE        | 1589 BEDFORD AVENUE        | 379 LEFFERTS AVENUE        |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | FLATBUSH-LEFFERTS GARDEN   |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 2006                        | 1905                       | 1905                       | 2007                       |
| <b>Gross SqFt</b>                         | 17,827                      | 13,200                     | 13,200                     | 20,462                     |
| <b>Estimated Gross Income</b>             | \$324,986                   | \$240,643                  | \$240,643                  | \$324,956                  |
| <b>Gross Income per SqFt</b>              | \$18.23                     | \$18.23                    | \$18.23                    | \$15.88                    |
| <b>Estimated Expense</b>                  | \$146,360                   | \$108,322                  | \$102,162                  | \$97,487                   |
| <b>Expense SqFt</b>                       | \$8.21                      | \$8.21                     | \$7.74                     | \$4.76                     |
| <b>Net Operating Income</b>               | \$178,626                   | \$132,321                  | \$138,481                  | \$227,469                  |
| <b>Full Market Value</b>                  | \$2,474,628                 | \$936,000                  | \$980,000                  | \$1,350,000                |
| <b>Market Value per SqFt</b>              | \$138.81                    | \$70.91                    | \$74.24                    | \$65.98                    |
| <b>Distance from Condominium in miles</b> |                             | 0.51                       | 0.51                       | 0.83                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01231-7501                | 3-01252-0004               | 3-01207-0017               |                            |
| <b>Condominium Section</b>                | 0483-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1448 BEDFORD AVENUE         | 793 FRANKLIN AVENUE        | 1284 PACIFIC STREET        |                            |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 9                           | 12                         | 15                         |                            |
| <b>Year Built</b>                         | 1900                        | 1910                       | 1904                       |                            |
| <b>Gross SqFt</b>                         | 7,867                       | 5,067                      | 8,413                      |                            |
| <b>Estimated Gross Income</b>             | \$128,861                   | \$100,205                  | \$185,086                  |                            |
| <b>Gross Income per SqFt</b>              | \$16.38                     | \$19.78                    | \$22.00                    |                            |
| <b>Estimated Expense</b>                  | \$54,597                    | \$39,546                   | \$75,885                   |                            |
| <b>Expense SqFt</b>                       | \$6.94                      | \$7.80                     | \$9.02                     |                            |
| <b>Net Operating Income</b>               | \$74,264                    | \$60,659                   | \$109,201                  |                            |
| <b>Full Market Value</b>                  | \$511,003                   | \$307,000                  | \$804,000                  |                            |
| <b>Market Value per SqFt</b>              | \$64.96                     | \$60.59                    | \$95.57                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.19                       | 0.41                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01232-7501                | 3-01281-0007               | 3-01281-0011               | 3-01281-0009               |
| <b>Condominium Section</b>                | 0353-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1443 BEDFORD AVENUE         | 1593 BEDFORD AVENUE        | 1585 BEDFORD AVENUE        | 1589 BEDFORD AVENUE        |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 14                          | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1989                        | 1905                       | 1905                       | 1905                       |
| <b>Gross SqFt</b>                         | 15,495                      | 13,200                     | 13,200                     | 13,200                     |
| <b>Estimated Gross Income</b>             | \$282,474                   | \$240,643                  | \$240,643                  | \$240,643                  |
| <b>Gross Income per SqFt</b>              | \$18.23                     | \$18.23                    | \$18.23                    | \$18.23                    |
| <b>Estimated Expense</b>                  | \$119,931                   | \$108,322                  | \$102,162                  | \$102,162                  |
| <b>Expense SqFt</b>                       | \$7.74                      | \$8.21                     | \$7.74                     | \$7.74                     |
| <b>Net Operating Income</b>               | \$162,543                   | \$132,321                  | \$138,481                  | \$138,481                  |
| <b>Full Market Value</b>                  | \$678,706                   | \$936,000                  | \$980,000                  | \$980,000                  |
| <b>Market Value per SqFt</b>              | \$43.80                     | \$70.91                    | \$74.24                    | \$74.24                    |
| <b>Distance from Condominium in miles</b> |                             | 0.43                       | 0.43                       | 0.43                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01233-7501                | 3-01949-0027               | 3-01914-0035               | 3-01254-0009               |
| <b>Condominium Section</b>                | 2595-R1                     |                            |                            |                            |
| <b>Address</b>                            | 765 PARK PLACE              | 426 LAFAYETTE AVENUE       | 902 BEDFORD AVENUE         | 169 ROGERS AVENUE          |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 9                           | 24                         | 18                         | 12                         |
| <b>Year Built</b>                         | 2007                        | 2009                       | 2005                       | 1910                       |
| <b>Gross SqFt</b>                         | 9,370                       | 27,797                     | 13,000                     | 8,880                      |
| <b>Estimated Gross Income</b>             | \$196,957                   | \$601,520                  | \$273,319                  | \$181,991                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.64                    | \$21.02                    | \$20.49                    |
| <b>Estimated Expense</b>                  | \$58,094                    | \$288,730                  | \$80,614                   | \$88,619                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$10.39                    | \$6.20                     | \$9.98                     |
| <b>Net Operating Income</b>               | \$138,863                   | \$312,790                  | \$192,705                  | \$93,372                   |
| <b>Full Market Value</b>                  | \$1,013,000                 | \$2,296,000                | \$1,377,000                | \$678,000                  |
| <b>Market Value per SqFt</b>              | \$108.11                    | \$82.60                    | \$105.92                   | \$76.35                    |
| <b>Distance from Condominium in miles</b> |                             | 1.08                       | 1.39                       | 0.19                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01241-7501                | 3-01227-0023               | 3-01219-0024               | 3-01268-0017               |
| <b>Condominium Section</b>                | 0344-R1                     |                            |                            |                            |
| <b>Address</b>                            | 910 PARK PLACE              | 738 ST MARK'S AVENUE       | 1058 BERGEN STREET         | 486 EASTERN PARKWAY        |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 23                          | 24                         | 15                         | 24                         |
| <b>Year Built</b>                         |                             | 1900                       | 1931                       | 1922                       |
| <b>Gross SqFt</b>                         | 19,247                      | 20,640                     | 10,848                     | 27,560                     |
| <b>Estimated Gross Income</b>             | \$248,671                   | \$266,664                  | \$165,475                  | \$294,980                  |
| <b>Gross Income per SqFt</b>              | \$12.92                     | \$12.92                    | \$15.25                    | \$10.70                    |
| <b>Estimated Expense</b>                  | \$123,373                   | \$132,405                  | \$82,501                   | \$170,868                  |
| <b>Expense SqFt</b>                       | \$6.41                      | \$6.41                     | \$7.61                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$125,298                   | \$134,259                  | \$82,974                   | \$124,112                  |
| <b>Full Market Value</b>                  | \$800,003                   | \$857,000                  | \$559,000                  | \$735,000                  |
| <b>Market Value per SqFt</b>              | \$41.57                     | \$41.52                    | \$51.53                    | \$26.67                    |
| <b>Distance from Condominium in miles</b> |                             | 0.12                       | 0.24                       | 0.29                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01245-7501                | 3-01178-0072               | 3-01178-0069               | 3-01178-0079               |
| <b>Condominium Section</b>                | 0348-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1492 BEDFORD AVENUE         | 511 LINCOLN PLACE          | 519 LINCOLN PLACE          | 495 LINCOLN PLACE          |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 24                          | 24                         | 25                         | 31                         |
| <b>Year Built</b>                         | 1910                        | 1912                       | 1912                       | 1920                       |
| <b>Gross SqFt</b>                         | 25,165                      | 21,920                     | 28,440                     | 25,556                     |
| <b>Estimated Gross Income</b>             | \$452,215                   | \$401,806                  | \$460,134                  | \$459,207                  |
| <b>Gross Income per SqFt</b>              | \$17.97                     | \$18.33                    | \$16.18                    | \$17.97                    |
| <b>Estimated Expense</b>                  | \$187,983                   | \$176,274                  | \$194,683                  | \$190,879                  |
| <b>Expense SqFt</b>                       | \$7.47                      | \$8.04                     | \$6.85                     | \$7.47                     |
| <b>Net Operating Income</b>               | \$264,232                   | \$225,532                  | \$265,451                  | \$268,328                  |
| <b>Full Market Value</b>                  | \$1,782,021                 | \$1,598,000                | \$1,821,000                | \$1,892,000                |
| <b>Market Value per SqFt</b>              | \$70.81                     | \$72.90                    | \$64.03                    | \$74.03                    |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.18                       | 0.18                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01252-7501                | 3-01252-0004               | 3-01238-0051               | 3-01281-0007               |
| <b>Condominium Section</b>                | 1619-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1520 BEDFORD AVENUE         | 793 FRANKLIN AVENUE        | 707 STERLING PLACE         | 1593 BEDFORD AVENUE        |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 11                          | 12                         | 12                         | 16                         |
| <b>Year Built</b>                         | 1931                        | 1910                       | 1906                       | 1905                       |
| <b>Gross SqFt</b>                         | 8,620                       | 5,067                      | 9,652                      | 13,200                     |
| <b>Estimated Gross Income</b>             | \$157,143                   | \$100,205                  | \$125,182                  | \$240,643                  |
| <b>Gross Income per SqFt</b>              | \$18.23                     | \$19.78                    | \$12.97                    | \$18.23                    |
| <b>Estimated Expense</b>                  | \$70,770                    | \$39,546                   | \$58,728                   | \$108,322                  |
| <b>Expense SqFt</b>                       | \$8.21                      | \$7.80                     | \$6.08                     | \$8.21                     |
| <b>Net Operating Income</b>               | \$86,373                    | \$60,659                   | \$66,454                   | \$132,321                  |
| <b>Full Market Value</b>                  | \$610,997                   | \$307,000                  | \$425,000                  | \$936,000                  |
| <b>Market Value per SqFt</b>              | \$70.88                     | \$60.59                    | \$44.03                    | \$70.91                    |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.13                       | 0.25                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01254-7502                | 3-01240-0024               | 3-01281-0009               | 3-01281-0011               |
| <b>Condominium Section</b>                | 1927-R1                     |                            |                            |                            |
| <b>Address</b>                            | 794 ST JOHN'S PLACE         | 796 PARK PLACE             | 1589 BEDFORD AVENUE        | 1585 BEDFORD AVENUE        |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 11                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1910                        | 1906                       | 1905                       | 1905                       |
| <b>Gross SqFt</b>                         | 7,983                       | 9,264                      | 13,200                     | 13,200                     |
| <b>Estimated Gross Income</b>             | \$145,530                   | \$104,967                  | \$240,643                  | \$240,643                  |
| <b>Gross Income per SqFt</b>              | \$18.23                     | \$11.33                    | \$18.23                    | \$18.23                    |
| <b>Estimated Expense</b>                  | \$65,540                    | \$51,497                   | \$102,162                  | \$102,162                  |
| <b>Expense SqFt</b>                       | \$8.21                      | \$5.56                     | \$7.74                     | \$7.74                     |
| <b>Net Operating Income</b>               | \$79,990                    | \$53,470                   | \$138,481                  | \$138,481                  |
| <b>Full Market Value</b>                  | \$565,998                   | \$325,000                  | \$980,000                  | \$980,000                  |
| <b>Market Value per SqFt</b>              | \$70.90                     | \$35.08                    | \$74.24                    | \$74.24                    |
| <b>Distance from Condominium in miles</b> |                             | 0.12                       | 0.29                       | 0.29                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01268-7501                | 3-01321-0048               | 3-01281-0007               | 3-01281-0009               |
| <b>Condominium Section</b>                | 1796-R1                     |                            |                            |                            |
| <b>Address</b>                            | 480 EASTERN PARKWAY         | 379 LEFFERTS AVENUE        | 1593 BEDFORD AVENUE        | 1589 BEDFORD AVENUE        |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | FLATBUSH-LEFFERTS GARDEN   | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 8                           | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 2004                        | 2007                       | 1905                       | 1905                       |
| <b>Gross SqFt</b>                         | 9,920                       | 20,462                     | 13,200                     | 13,200                     |
| <b>Estimated Gross Income</b>             | \$180,842                   | \$324,956                  | \$240,643                  | \$240,643                  |
| <b>Gross Income per SqFt</b>              | \$18.23                     | \$15.88                    | \$18.23                    | \$18.23                    |
| <b>Estimated Expense</b>                  | \$81,443                    | \$97,487                   | \$108,322                  | \$102,162                  |
| <b>Expense SqFt</b>                       | \$8.21                      | \$4.76                     | \$8.21                     | \$7.74                     |
| <b>Net Operating Income</b>               | \$99,399                    | \$227,469                  | \$132,321                  | \$138,481                  |
| <b>Full Market Value</b>                  | \$703,002                   | \$1,350,000                | \$936,000                  | \$980,000                  |
| <b>Market Value per SqFt</b>              | \$70.87                     | \$65.98                    | \$70.91                    | \$74.24                    |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.18                       | 0.18                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01270-7502                | 3-01268-0017               | 3-01254-0008               | 3-01254-0009               |
| <b>Condominium Section</b>                | 1247-R1                     |                            |                            |                            |
| <b>Address</b>                            | 636 EASTERN PARKWAY         | 486 EASTERN PARKWAY        | 171 ROGERS AVENUE          | 169 ROGERS AVENUE          |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 24                         | 12                         | 12                         |
| <b>Year Built</b>                         | 1910                        | 1922                       | 1910                       | 1910                       |
| <b>Gross SqFt</b>                         | 27,608                      | 27,560                     | 8,880                      | 8,880                      |
| <b>Estimated Gross Income</b>             | \$536,147                   | \$294,980                  | \$172,430                  | \$181,991                  |
| <b>Gross Income per SqFt</b>              | \$19.42                     | \$10.70                    | \$19.42                    | \$20.49                    |
| <b>Estimated Expense</b>                  | \$279,669                   | \$170,868                  | \$89,919                   | \$88,619                   |
| <b>Expense SqFt</b>                       | \$10.13                     | \$6.20                     | \$10.13                    | \$9.98                     |
| <b>Net Operating Income</b>               | \$256,478                   | \$124,112                  | \$82,511                   | \$93,372                   |
| <b>Full Market Value</b>                  | \$1,840,998                 | \$735,000                  | \$592,000                  | \$678,000                  |
| <b>Market Value per SqFt</b>              | \$66.68                     | \$26.67                    | \$66.67                    | \$76.35                    |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.32                       | 0.32                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01272-7501                | 3-01396-0074               | 3-01396-0070               | 3-01402-0024               |
| <b>Condominium Section</b>                | 1217-R1                     |                            |                            |                            |
| <b>Address</b>                            | 866 EASTERN PARKWAY         | 1703 UNION STREET          | 1715 UNION STREET          | 1690 UNION STREET          |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 22                          | 20                         | 20                         | 31                         |
| <b>Year Built</b>                         | 2002                        | 1922                       | 1922                       | 1921                       |
| <b>Gross SqFt</b>                         | 39,964                      | 21,920                     | 22,072                     | 27,696                     |
| <b>Estimated Gross Income</b>             | \$595,863                   | \$326,740                  | \$308,584                  | \$418,476                  |
| <b>Gross Income per SqFt</b>              | \$14.91                     | \$14.91                    | \$13.98                    | \$15.11                    |
| <b>Estimated Expense</b>                  | \$306,124                   | \$167,936                  | \$159,585                  | \$191,656                  |
| <b>Expense SqFt</b>                       | \$7.66                      | \$7.66                     | \$7.23                     | \$6.92                     |
| <b>Net Operating Income</b>               | \$289,739                   | \$158,804                  | \$148,999                  | \$226,820                  |
| <b>Full Market Value</b>                  | \$1,938,999                 | \$961,000                  | \$977,000                  | \$1,321,000                |
| <b>Market Value per SqFt</b>              | \$48.52                     | \$43.84                    | \$44.26                    | \$47.70                    |
| <b>Distance from Condominium in miles</b> |                             | 0.44                       | 0.44                       | 0.44                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01276-7501                | 3-01321-0048               | 3-01290-0013               | 3-01281-0011               |
| <b>Condominium Section</b>                | 0287-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1229 PRESIDENT STREET       | 379 LEFFERTS AVENUE        | 1198 CARROLL STREET        | 1585 BEDFORD AVENUE        |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | FLATBUSH-LEFFERTS GARDEN   | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1987                        | 2007                       | 1923                       | 1905                       |
| <b>Gross SqFt</b>                         | 22,128                      | 20,462                     | 14,720                     | 13,200                     |
| <b>Estimated Gross Income</b>             | \$351,393                   | \$324,956                  | \$164,905                  | \$240,643                  |
| <b>Gross Income per SqFt</b>              | \$15.88                     | \$15.88                    | \$11.20                    | \$18.23                    |
| <b>Estimated Expense</b>                  | \$105,329                   | \$97,487                   | \$95,259                   | \$102,162                  |
| <b>Expense SqFt</b>                       | \$4.76                      | \$4.76                     | \$6.47                     | \$7.74                     |
| <b>Net Operating Income</b>               | \$246,064                   | \$227,469                  | \$69,646                   | \$138,481                  |
| <b>Full Market Value</b>                  | \$1,679,001                 | \$1,350,000                | \$332,000                  | \$980,000                  |
| <b>Market Value per SqFt</b>              | \$75.88                     | \$65.98                    | \$22.55                    | \$74.24                    |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.12                       | 0.30                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01283-7501                | 3-01268-0017               | 3-01227-0023               | 3-01219-0056               |
| <b>Condominium Section</b>                | 0246-R1                     |                            |                            |                            |
| <b>Address</b>                            | 346 NEW YORK AVENUE         | 486 EASTERN PARKWAY        | 738 ST MARK'S AVENUE       | 665 ST MARK'S AVENUE       |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 22                          | 24                         | 24                         | 21                         |
| <b>Year Built</b>                         | 1920                        | 1922                       | 1900                       | 1900                       |
| <b>Gross SqFt</b>                         | 19,525                      | 27,560                     | 20,640                     | 17,790                     |
| <b>Estimated Gross Income</b>             | \$208,918                   | \$294,980                  | \$266,664                  | \$181,077                  |
| <b>Gross Income per SqFt</b>              | \$10.70                     | \$10.70                    | \$12.92                    | \$10.18                    |
| <b>Estimated Expense</b>                  | \$121,055                   | \$170,868                  | \$132,405                  | \$85,454                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$6.41                     | \$4.80                     |
| <b>Net Operating Income</b>               | \$87,863                    | \$124,112                  | \$134,259                  | \$95,623                   |
| <b>Full Market Value</b>                  | \$521,001                   | \$735,000                  | \$857,000                  | \$465,000                  |
| <b>Market Value per SqFt</b>              | \$26.68                     | \$26.67                    | \$41.52                    | \$26.14                    |
| <b>Distance from Condominium in miles</b> |                             | 0.19                       | 0.49                       | 0.57                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01285-7501                | 3-01394-0046               | 3-01394-0044               | 3-01389-0060               |
| <b>Condominium Section</b>                | 0056-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1365 CARROLL STREET         | 1615 UNION STREET          | 1621 UNION STREET          | 1005 EASTERN PARKWAY       |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 17                         | 16                         |
| <b>Year Built</b>                         | 1930                        | 1916                       | 1915                       | 1931                       |
| <b>Gross SqFt</b>                         | 27,429                      | 15,800                     | 16,400                     | 15,800                     |
| <b>Estimated Gross Income</b>             | \$456,967                   | \$263,298                  | \$263,298                  | \$270,181                  |
| <b>Gross Income per SqFt</b>              | \$16.66                     | \$16.66                    | \$16.05                    | \$17.10                    |
| <b>Estimated Expense</b>                  | \$167,865                   | \$96,697                   | \$96,697                   | \$124,283                  |
| <b>Expense SqFt</b>                       | \$6.12                      | \$6.12                     | \$5.90                     | \$7.87                     |
| <b>Net Operating Income</b>               | \$289,102                   | \$166,601                  | \$166,601                  | \$145,898                  |
| <b>Full Market Value</b>                  | \$1,968,007                 | \$1,152,000                | \$1,140,000                | \$625,000                  |
| <b>Market Value per SqFt</b>              | \$71.75                     | \$72.91                    | \$69.51                    | \$39.56                    |
| <b>Distance from Condominium in miles</b> |                             | 0.31                       | 0.31                       | 0.48                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01293-7501                | 3-01311-0038               | 3-01394-0044               | 3-01291-0001               |
| <b>Condominium Section</b>                | 0151-R1                     |                            |                            |                            |
| <b>Address</b>                            | 555 CROWN STREET            | 658 MONTGOMERY STREET      | 1621 UNION STREET          | 349 NEW YORK AVENUE        |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 38                         | 17                         | 34                         |
| <b>Year Built</b>                         | 1922                        | 1925                       | 1915                       | 1922                       |
| <b>Gross SqFt</b>                         | 40,060                      | 43,200                     | 16,400                     | 43,560                     |
| <b>Estimated Gross Income</b>             | \$542,412                   | \$584,732                  | \$263,298                  | \$502,105                  |
| <b>Gross Income per SqFt</b>              | \$13.54                     | \$13.54                    | \$16.05                    | \$11.53                    |
| <b>Estimated Expense</b>                  | \$263,595                   | \$284,405                  | \$96,697                   | \$244,553                  |
| <b>Expense SqFt</b>                       | \$6.58                      | \$6.58                     | \$5.90                     | \$5.61                     |
| <b>Net Operating Income</b>               | \$278,817                   | \$300,327                  | \$166,601                  | \$257,552                  |
| <b>Full Market Value</b>                  | \$1,808,999                 | \$1,867,000                | \$1,140,000                | \$1,470,000                |
| <b>Market Value per SqFt</b>              | \$45.16                     | \$43.22                    | \$69.51                    | \$33.75                    |
| <b>Distance from Condominium in miles</b> |                             | 0.19                       | 0.23                       | 0.29                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01300-7501                | 3-01321-0048               | 3-01394-0044               | 3-01286-0047               |
| <b>Condominium Section</b>                | 0417-R1                     |                            |                            |                            |
| <b>Address</b>                            | 504 CROWN STREET            | 379 LEFFERTS AVENUE        | 1621 UNION STREET          | 1437 CARROLL STREET        |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | FLATBUSH-LEFFERTS GARDEN   | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 16                         | 17                         | 28                         |
| <b>Year Built</b>                         | 1991                        | 2007                       | 1915                       | 1920                       |
| <b>Gross SqFt</b>                         | 31,068                      | 20,462                     | 16,400                     | 24,203                     |
| <b>Estimated Gross Income</b>             | \$493,360                   | \$324,956                  | \$263,298                  | \$241,291                  |
| <b>Gross Income per SqFt</b>              | \$15.88                     | \$15.88                    | \$16.05                    | \$9.97                     |
| <b>Estimated Expense</b>                  | \$147,884                   | \$97,487                   | \$96,697                   | \$128,384                  |
| <b>Expense SqFt</b>                       | \$4.76                      | \$4.76                     | \$5.90                     | \$5.30                     |
| <b>Net Operating Income</b>               | \$345,476                   | \$227,469                  | \$166,601                  | \$112,907                  |
| <b>Full Market Value</b>                  | \$1,950,004                 | \$1,350,000                | \$1,140,000                | \$615,000                  |
| <b>Market Value per SqFt</b>              | \$62.77                     | \$65.98                    | \$69.51                    | \$25.41                    |
| <b>Distance from Condominium in miles</b> |                             | 0.46                       | 0.28                       | 0.12                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01309-7501                | 3-01291-0001               | 3-01311-0038               | 3-01188-0044               |
| <b>Condominium Section</b>                | 0526-R1                     |                            |                            |                            |
| <b>Address</b>                            | 72 CLOVE ROAD               | 349 NEW YORK AVENUE        | 658 MONTGOMERY STREET      | 1000 PRESIDENT STREET      |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 48                          | 34                         | 38                         | 57                         |
| <b>Year Built</b>                         | 1997                        | 1922                       | 1925                       | 1924                       |
| <b>Gross SqFt</b>                         | 65,071                      | 43,560                     | 43,200                     | 60,000                     |
| <b>Estimated Gross Income</b>             | \$881,061                   | \$502,105                  | \$584,732                  | \$906,252                  |
| <b>Gross Income per SqFt</b>              | \$13.54                     | \$11.53                    | \$13.54                    | \$15.10                    |
| <b>Estimated Expense</b>                  | \$428,167                   | \$244,553                  | \$284,405                  | \$358,697                  |
| <b>Expense SqFt</b>                       | \$6.58                      | \$5.61                     | \$6.58                     | \$5.98                     |
| <b>Net Operating Income</b>               | \$452,894                   | \$257,552                  | \$300,327                  | \$547,555                  |
| <b>Full Market Value</b>                  | \$2,937,996                 | \$1,470,000                | \$1,867,000                | \$2,142,000                |
| <b>Market Value per SqFt</b>              | \$45.15                     | \$33.75                    | \$43.22                    | \$35.70                    |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.27                       | 0.64                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01314-7501                | 3-01281-0011               | 3-01281-0009               | 3-05033-0067               |
| <b>Condominium Section</b>                | 0109-R1                     |                            |                            |                            |
| <b>Address</b>                            | 149 8 AVENUE                | 1585 BEDFORD AVENUE        | 1589 BEDFORD AVENUE        | 249 MIDWOOD STREET         |
| <b>Neighborhood</b>                       | FLATBUSH-LEFFERTS GARDEN    | CROWN HEIGHTS              | CROWN HEIGHTS              | FLATBUSH-LEFFERTS GARDEN   |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1916                        | 1905                       | 1905                       | 1931                       |
| <b>Gross SqFt</b>                         | 17,680                      | 13,200                     | 13,200                     | 11,440                     |
| <b>Estimated Gross Income</b>             | \$322,306                   | \$240,643                  | \$240,643                  | \$135,834                  |
| <b>Gross Income per SqFt</b>              | \$18.23                     | \$18.23                    | \$18.23                    | \$11.87                    |
| <b>Estimated Expense</b>                  | \$145,153                   | \$102,162                  | \$102,162                  | \$40,810                   |
| <b>Expense SqFt</b>                       | \$8.21                      | \$7.74                     | \$7.74                     | \$3.57                     |
| <b>Net Operating Income</b>               | \$177,153                   | \$138,481                  | \$138,481                  | \$95,024                   |
| <b>Full Market Value</b>                  | \$899,801                   | \$980,000                  | \$980,000                  | \$587,000                  |
| <b>Market Value per SqFt</b>              | \$50.89                     | \$74.24                    | \$74.24                    | \$51.31                    |
| <b>Distance from Condominium in miles</b> |                             | 0.32                       | 0.32                       | 0.27                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01325-7501                | 3-01254-0008               | 3-01395-0021               | 3-01402-0021               |
| <b>Condominium Section</b>                | 2043-R1                     |                            |                            |                            |
| <b>Address</b>                            | 525 LEFFERTS AVENUE         | 171 ROGERS AVENUE          | 992 EASTERN PARKWAY        | 1678 UNION STREET          |
| <b>Neighborhood</b>                       | FLATBUSH-NORTH              | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 12                         | 16                         | 20                         |
| <b>Year Built</b>                         | 2006                        | 1910                       | 1917                       | 1916                       |
| <b>Gross SqFt</b>                         | 20,260                      | 8,880                      | 15,280                     | 18,720                     |
| <b>Estimated Gross Income</b>             | \$346,041                   | \$172,430                  | \$260,944                  | \$287,432                  |
| <b>Gross Income per SqFt</b>              | \$17.08                     | \$19.42                    | \$17.08                    | \$15.35                    |
| <b>Estimated Expense</b>                  | \$153,773                   | \$89,919                   | \$115,952                  | \$146,769                  |
| <b>Expense SqFt</b>                       | \$7.59                      | \$10.13                    | \$7.59                     | \$7.84                     |
| <b>Net Operating Income</b>               | \$192,268                   | \$82,511                   | \$144,992                  | \$140,663                  |
| <b>Full Market Value</b>                  | \$1,337,999                 | \$592,000                  | \$659,000                  | \$889,000                  |
| <b>Market Value per SqFt</b>              | \$66.04                     | \$66.67                    | \$43.13                    | \$47.49                    |
| <b>Distance from Condominium in miles</b> |                             | 0.69                       | 0.55                       | 0.63                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01332-7502                | 3-01395-0021               | 3-01402-0021               |                            |
| <b>Condominium Section</b>                | 1421-R1                     |                            |                            |                            |
| <b>Address</b>                            | 575 EAST NEW YORK AVENUE    | 992 EASTERN PARKWAY        | 1678 UNION STREET          |                            |
| <b>Neighborhood</b>                       | FLATBUSH-NORTH              | CROWN HEIGHTS              | CROWN HEIGHTS              |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 21                          | 16                         | 20                         |                            |
| <b>Year Built</b>                         | 2004                        | 1917                       | 1916                       |                            |
| <b>Gross SqFt</b>                         | 41,697                      | 15,280                     | 18,720                     |                            |
| <b>Estimated Gross Income</b>             | \$676,325                   | \$260,944                  | \$287,432                  |                            |
| <b>Gross Income per SqFt</b>              | \$16.22                     | \$17.08                    | \$15.35                    |                            |
| <b>Estimated Expense</b>                  | \$321,901                   | \$115,952                  | \$146,769                  |                            |
| <b>Expense SqFt</b>                       | \$7.72                      | \$7.59                     | \$7.84                     |                            |
| <b>Net Operating Income</b>               | \$354,424                   | \$144,992                  | \$140,663                  |                            |
| <b>Full Market Value</b>                  | \$2,431,999                 | \$659,000                  | \$889,000                  |                            |
| <b>Market Value per SqFt</b>              | \$58.33                     | \$43.13                    | \$47.49                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.63                       | 0.71                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01333-7501                | 3-04837-0052               | 3-04813-0011               |                            |
| <b>Condominium Section</b>                | 0935-R1                     |                            |                            |                            |
| <b>Address</b>                            | 605 EAST NEW YORK AVENUE    | 770 NEW YORK AVENUE        | 646 RUTLAND ROAD           |                            |
| <b>Neighborhood</b>                       | FLATBUSH-NORTH              | FLATBUSH-NORTH             | FLATBUSH-NORTH             |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 50                          | 72                         | 66                         |                            |
| <b>Year Built</b>                         | 2001                        | 1965                       | 1964                       |                            |
| <b>Gross SqFt</b>                         | 67,889                      | 48,400                     | 57,652                     |                            |
| <b>Estimated Gross Income</b>             | \$848,613                   | \$668,223                  | \$644,382                  |                            |
| <b>Gross Income per SqFt</b>              | \$12.50                     | \$13.81                    | \$11.18                    |                            |
| <b>Estimated Expense</b>                  | \$363,206                   | \$264,263                  | \$301,440                  |                            |
| <b>Expense SqFt</b>                       | \$5.35                      | \$5.46                     | \$5.23                     |                            |
| <b>Net Operating Income</b>               | \$485,407                   | \$403,960                  | \$342,942                  |                            |
| <b>Full Market Value</b>                  | \$3,062,000                 | \$2,639,000                | \$2,045,000                |                            |
| <b>Market Value per SqFt</b>              | \$45.10                     | \$54.52                    | \$35.47                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.65                       | 0.25                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01349-7501                | 3-01374-0064               | 3-01386-0070               | 3-01391-0037               |
| <b>Condominium Section</b>                | 2061-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1607 BERGEN STREET          | 1561 STERLING PLACE        | 1483 LINCOLN PLACE         | 266 ROCHESTER AVENUE       |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 12                         | 24                         | 16                         |
| <b>Year Built</b>                         | 2006                        | 1999                       | 1914                       | 1925                       |
| <b>Gross SqFt</b>                         | 26,660                      | 9,752                      | 20,400                     | 14,760                     |
| <b>Estimated Gross Income</b>             | \$374,040                   | \$136,820                  | \$282,121                  | \$235,049                  |
| <b>Gross Income per SqFt</b>              | \$14.03                     | \$14.03                    | \$13.83                    | \$15.92                    |
| <b>Estimated Expense</b>                  | \$153,028                   | \$55,943                   | \$138,239                  | \$92,526                   |
| <b>Expense SqFt</b>                       | \$5.74                      | \$5.74                     | \$6.78                     | \$6.27                     |
| <b>Net Operating Income</b>               | \$221,012                   | \$80,877                   | \$143,882                  | \$142,523                  |
| <b>Full Market Value</b>                  | \$1,450,999                 | \$531,000                  | \$940,000                  | \$973,000                  |
| <b>Market Value per SqFt</b>              | \$54.43                     | \$54.45                    | \$46.08                    | \$65.92                    |
| <b>Distance from Condominium in miles</b> |                             | 0.28                       | 0.40                       | 0.42                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-01376-7501         | 3-01389-0057         | 3-01377-0038         |                     |
| Condominium Section                | 1510-R1              |                      |                      |                     |
| Address                            | 273 ALBANY AVENUE    | 1009 EASTERN PARKWAY | 1335 ST JOHN'S PLACE |                     |
| Neighborhood                       | CROWN HEIGHTS        | CROWN HEIGHTS        | CROWN HEIGHTS        |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP           | C1-WALK-UP           |                     |
| Total Units                        | 13                   | 16                   | 12                   |                     |
| Year Built                         | 1906                 | 1913                 | 1906                 |                     |
| Gross SqFt                         | 8,136                | 15,800               | 6,786                |                     |
| Estimated Gross Income             | \$146,448            | \$270,181            | \$128,273            |                     |
| Gross Income per SqFt              | \$18.00              | \$17.10              | \$18.90              |                     |
| Estimated Expense                  | \$68,342             | \$124,283            | \$60,572             |                     |
| Expense SqFt                       | \$8.40               | \$7.87               | \$8.93               |                     |
| Net Operating Income               | \$78,106             | \$145,898            | \$67,701             |                     |
| Full Market Value                  | \$551,000            | \$632,000            | \$483,000            |                     |
| Market Value per SqFt              | \$67.72              | \$40.00              | \$71.18              |                     |
| Distance from Condominium in miles |                      | 0.19                 | 0.15                 |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01403-7501         | 3-01403-0019        | 3-01403-0022        | 3-01389-0012        |
| Condominium Section                | 0498-R1              |                     |                     |                     |
| Address                            | 1738 UNION STREET    | 1742 UNION STREET   | 1746 UNION STREET   | 1212 LINCOLN PLACE  |
| Neighborhood                       | CROWN HEIGHTS        | CROWN HEIGHTS       | CROWN HEIGHTS       | CROWN HEIGHTS       |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 26                   | 20                  | 20                  | 31                  |
| Year Built                         | 1921                 | 1915                | 1915                | 1925                |
| Gross SqFt                         | 35,732               | 18,800              | 18,800              | 28,647              |
| Estimated Gross Income             | \$363,752            | \$191,414           | \$191,414           | \$266,628           |
| Gross Income per SqFt              | \$10.18              | \$10.18             | \$10.18             | \$9.31              |
| Estimated Expense                  | \$200,457            | \$105,474           | \$104,645           | \$154,644           |
| Expense SqFt                       | \$5.61               | \$5.61              | \$5.57              | \$5.40              |
| Net Operating Income               | \$163,295            | \$85,940            | \$86,769            | \$111,984           |
| Full Market Value                  | \$947,002            | \$498,000           | \$503,000           | \$647,000           |
| Market Value per SqFt              | \$26.50              | \$26.49             | \$26.76             | \$22.59             |
| Distance from Condominium in miles |                      | 0.00                | 0.00                | 0.32                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01417-7501                | 3-01250-0040               | 3-01868-9028               |                            |
| <b>Condominium Section</b>                | 2223-R1                     |                            |                            |                            |
| <b>Address</b>                            | 580 CROWN STREET            | 1093 ST JOHN'S PLACE       | 254 HERKIMER STREET        |                            |
| <b>Neighborhood</b>                       | CROWN HEIGHTS               | CROWN HEIGHTS              | BEDFORD STUYVESANT         |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D9-ELEVATOR                |                            |
| <b>Total Units</b>                        | 95                          | 145                        | 139                        |                            |
| <b>Year Built</b>                         | 2007                        | 2009                       | 1972                       |                            |
| <b>Gross SqFt</b>                         | 174,796                     | 123,741                    | 175,628                    |                            |
| <b>Estimated Gross Income</b>             | \$2,683,119                 | \$2,047,372                | \$2,485,975                |                            |
| <b>Gross Income per SqFt</b>              | \$15.35                     | \$16.55                    | \$14.15                    |                            |
| <b>Estimated Expense</b>                  | \$1,040,036                 | \$531,953                  | \$1,333,463                |                            |
| <b>Expense SqFt</b>                       | \$5.95                      | \$4.30                     | \$7.59                     |                            |
| <b>Net Operating Income</b>               | \$1,643,083                 | \$1,515,419                | \$1,152,512                |                            |
| <b>Full Market Value</b>                  | \$11,096,001                | \$10,459,000               | \$7,590,000                |                            |
| <b>Market Value per SqFt</b>              | \$63.48                     | \$84.52                    | \$43.22                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.52                       | 1.01                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01426-7501                | 3-01286-0047               | 3-01394-0044               | 3-01401-0039               |
| <b>Condominium Section</b>                | 0535-R1                     |                            |                            |                            |
| <b>Address</b>                            | 645 LEFFERTS AVENUE         | 1437 CARROLL STREET        | 1621 UNION STREET          | 1646 UNION STREET          |
| <b>Neighborhood</b>                       | FLATBUSH-NORTH              | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 22                          | 28                         | 17                         | 23                         |
| <b>Year Built</b>                         | 1925                        | 1920                       | 1915                       | 1920                       |
| <b>Gross SqFt</b>                         | 30,700                      | 24,203                     | 16,400                     | 21,192                     |
| <b>Estimated Gross Income</b>             | \$361,953                   | \$241,291                  | \$263,298                  | \$249,957                  |
| <b>Gross Income per SqFt</b>              | \$11.79                     | \$9.97                     | \$16.05                    | \$11.79                    |
| <b>Estimated Expense</b>                  | \$176,218                   | \$128,384                  | \$96,697                   | \$121,703                  |
| <b>Expense SqFt</b>                       | \$5.74                      | \$5.30                     | \$5.90                     | \$5.74                     |
| <b>Net Operating Income</b>               | \$185,735                   | \$112,907                  | \$166,601                  | \$128,254                  |
| <b>Full Market Value</b>                  | \$1,144,999                 | \$615,000                  | \$1,140,000                | \$791,000                  |
| <b>Market Value per SqFt</b>              | \$37.30                     | \$25.41                    | \$69.51                    | \$37.33                    |
| <b>Distance from Condominium in miles</b> |                             | 0.28                       | 0.36                       | 0.34                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01427-7501                | 3-01402-0024               | 3-01396-0074               | 3-01396-0070               |
| <b>Condominium Section</b>                | 0513-R1                     |                            |                            |                            |
| <b>Address</b>                            | 762 EMPIRE BOULEVARD        | 1690 UNION STREET          | 1703 UNION STREET          | 1715 UNION STREET          |
| <b>Neighborhood</b>                       | FLATBUSH-NORTH              | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 30                          | 31                         | 20                         | 20                         |
| <b>Year Built</b>                         | 1993                        | 1921                       | 1922                       | 1922                       |
| <b>Gross SqFt</b>                         | 30,360                      | 27,696                     | 21,920                     | 22,072                     |
| <b>Estimated Gross Income</b>             | \$452,668                   | \$418,476                  | \$326,740                  | \$308,584                  |
| <b>Gross Income per SqFt</b>              | \$14.91                     | \$15.11                    | \$14.91                    | \$13.98                    |
| <b>Estimated Expense</b>                  | \$232,558                   | \$191,656                  | \$167,936                  | \$159,585                  |
| <b>Expense SqFt</b>                       | \$7.66                      | \$6.92                     | \$7.66                     | \$7.23                     |
| <b>Net Operating Income</b>               | \$220,110                   | \$226,820                  | \$158,804                  | \$148,999                  |
| <b>Full Market Value</b>                  | \$1,473,005                 | \$1,321,000                | \$961,000                  | \$977,000                  |
| <b>Market Value per SqFt</b>              | \$48.52                     | \$47.70                    | \$43.84                    | \$44.26                    |
| <b>Distance from Condominium in miles</b> |                             | 0.33                       | 0.38                       | 0.38                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01429-7501                | 3-01394-0046               | 3-01321-0048               | 3-01394-0044               |
| <b>Condominium Section</b>                | 0286-R1                     |                            |                            |                            |
| <b>Address</b>                            | 730 LEFFERTS AVENUE         | 1615 UNION STREET          | 379 LEFFERTS AVENUE        | 1621 UNION STREET          |
| <b>Neighborhood</b>                       | FLATBUSH-NORTH              | CROWN HEIGHTS              | FLATBUSH-LEFFERTS GARDEN   | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 16                         | 16                         | 17                         |
| <b>Year Built</b>                         | 1990                        | 1916                       | 2007                       | 1915                       |
| <b>Gross SqFt</b>                         | 15,785                      | 15,800                     | 20,462                     | 16,400                     |
| <b>Estimated Gross Income</b>             | \$253,349                   | \$263,298                  | \$324,956                  | \$263,298                  |
| <b>Gross Income per SqFt</b>              | \$16.05                     | \$16.66                    | \$15.88                    | \$16.05                    |
| <b>Estimated Expense</b>                  | \$93,132                    | \$96,697                   | \$97,487                   | \$96,697                   |
| <b>Expense SqFt</b>                       | \$5.90                      | \$6.12                     | \$4.76                     | \$5.90                     |
| <b>Net Operating Income</b>               | \$160,217                   | \$166,601                  | \$227,469                  | \$166,601                  |
| <b>Full Market Value</b>                  | \$1,095,997                 | \$1,152,000                | \$1,350,000                | \$1,140,000                |
| <b>Market Value per SqFt</b>              | \$69.43                     | \$72.91                    | \$65.98                    | \$69.51                    |
| <b>Distance from Condominium in miles</b> |                             | 0.41                       | 0.71                       | 0.41                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01429-7502                | 3-01407-0043               | 3-01408-0023               | 3-01423-0001               |
| <b>Condominium Section</b>                | 0677-R1                     |                            |                            |                            |
| <b>Address</b>                            | 770 LEFFERTS AVENUE         | 1577 CARROLL STREET        | 1650 PRESIDENT STREET      | 757 EMPIRE BOULEVARD       |
| <b>Neighborhood</b>                       | FLATBUSH-NORTH              | CROWN HEIGHTS              | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 30                          | 38                         | 60                         | 43                         |
| <b>Year Built</b>                         | 1998                        | 1923                       | 1923                       | 1931                       |
| <b>Gross SqFt</b>                         | 50,668                      | 36,176                     | 53,104                     | 39,928                     |
| <b>Estimated Gross Income</b>             | \$696,685                   | \$497,274                  | \$786,698                  | \$406,365                  |
| <b>Gross Income per SqFt</b>              | \$13.75                     | \$13.75                    | \$14.81                    | \$10.18                    |
| <b>Estimated Expense</b>                  | \$368,863                   | \$263,516                  | \$377,926                  | \$269,216                  |
| <b>Expense SqFt</b>                       | \$7.28                      | \$7.28                     | \$7.12                     | \$6.74                     |
| <b>Net Operating Income</b>               | \$327,822                   | \$233,758                  | \$408,772                  | \$137,149                  |
| <b>Full Market Value</b>                  | \$2,138,010                 | \$1,525,000                | \$2,731,000                | \$755,000                  |
| <b>Market Value per SqFt</b>              | \$42.20                     | \$42.16                    | \$51.43                    | \$18.91                    |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.31                       | 0.09                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01498-7501                | 3-01505-0072               | 3-01514-0008               | 3-03420-0018               |
| <b>Condominium Section</b>                | 0446-R1                     |                            |                            |                            |
| <b>Address</b>                            | 723 MAC DONOUGH STREET      | 429 BAINBRIDGE STREET      | 334 CHAUNCEY STREET        | 24 COVERT STREET           |
| <b>Neighborhood</b>                       | OCEAN HILL                  | OCEAN HILL                 | OCEAN HILL                 | BUSHWICK                   |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 16                         | 12                         | 16                         |
| <b>Year Built</b>                         | 1910                        | 1906                       | 1906                       | 1906                       |
| <b>Gross SqFt</b>                         | 13,640                      | 8,533                      | 6,474                      | 15,600                     |
| <b>Estimated Gross Income</b>             | \$200,099                   | \$178,165                  | \$94,957                   | \$167,663                  |
| <b>Gross Income per SqFt</b>              | \$14.67                     | \$20.88                    | \$14.67                    | \$10.75                    |
| <b>Estimated Expense</b>                  | \$96,162                    | \$71,731                   | \$45,655                   | \$58,682                   |
| <b>Expense SqFt</b>                       | \$7.05                      | \$8.41                     | \$7.05                     | \$3.76                     |
| <b>Net Operating Income</b>               | \$103,937                   | \$106,434                  | \$49,302                   | \$108,981                  |
| <b>Full Market Value</b>                  | \$692,004                   | \$417,000                  | \$254,000                  | \$647,000                  |
| <b>Market Value per SqFt</b>              | \$50.73                     | \$48.87                    | \$39.23                    | \$41.47                    |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.25                       | 0.19                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01498-7501                | 3-01505-0072               | 3-01514-0008               | 3-01509-0051               |
| <b>Condominium Section</b>                | 0446-R2                     |                            |                            |                            |
| <b>Address</b>                            | 876 MACDONOUGH STREET       | 429 BAINBRIDGE STREET      | 334 CHAUNCEY STREET        | 415 CHAUNCEY STREET        |
| <b>Neighborhood</b>                       | OCEAN HILL                  | OCEAN HILL                 | OCEAN HILL                 | OCEAN HILL                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 8                           | 16                         | 12                         | 11                         |
| <b>Year Built</b>                         | 1910                        | 1906                       | 1906                       | 1906                       |
| <b>Gross SqFt</b>                         | 7,560                       | 8,533                      | 6,474                      | 5,500                      |
| <b>Estimated Gross Income</b>             | \$134,870                   | \$178,165                  | \$94,957                   | \$98,122                   |
| <b>Gross Income per SqFt</b>              | \$17.84                     | \$20.88                    | \$14.67                    | \$17.84                    |
| <b>Estimated Expense</b>                  | \$45,889                    | \$71,731                   | \$45,655                   | \$33,411                   |
| <b>Expense SqFt</b>                       | \$6.07                      | \$8.41                     | \$7.05                     | \$6.07                     |
| <b>Net Operating Income</b>               | \$88,981                    | \$106,434                  | \$49,302                   | \$64,711                   |
| <b>Full Market Value</b>                  | \$394,496                   | \$417,000                  | \$254,000                  | \$449,000                  |
| <b>Market Value per SqFt</b>              | \$52.18                     | \$48.87                    | \$39.23                    | \$81.64                    |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.25                       | 0.21                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01498-7501                | 3-01514-0008               | 3-01505-0072               | 3-01509-0054               |
| <b>Condominium Section</b>                | 0446-R3                     |                            |                            |                            |
| <b>Address</b>                            | 741 MAC DONOUGH STREET      | 334 CHAUNCEY STREET        | 429 BAINBRIDGE STREET      | 407 CHAUNCEY STREET        |
| <b>Neighborhood</b>                       | OCEAN HILL                  | OCEAN HILL                 | OCEAN HILL                 | OCEAN HILL                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 3                           | 12                         | 16                         | 11                         |
| <b>Year Built</b>                         | 1910                        | 1906                       | 1906                       | 1906                       |
| <b>Gross SqFt</b>                         | 4,500                       | 6,474                      | 8,533                      | 5,500                      |
| <b>Estimated Gross Income</b>             | \$80,280                    | \$94,957                   | \$178,165                  | \$98,122                   |
| <b>Gross Income per SqFt</b>              | \$17.84                     | \$14.67                    | \$20.88                    | \$17.84                    |
| <b>Estimated Expense</b>                  | \$27,315                    | \$45,655                   | \$71,731                   | \$33,411                   |
| <b>Expense SqFt</b>                       | \$6.07                      | \$7.05                     | \$8.41                     | \$6.07                     |
| <b>Net Operating Income</b>               | \$52,965                    | \$49,302                   | \$106,434                  | \$64,711                   |
| <b>Full Market Value</b>                  | \$235,500                   | \$254,000                  | \$417,000                  | \$449,000                  |
| <b>Market Value per SqFt</b>              | \$52.33                     | \$39.23                    | \$48.87                    | \$81.64                    |
| <b>Distance from Condominium in miles</b> |                             | 0.25                       | 0.18                       | 0.21                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01498-7501                | 3-01514-0008               | 3-01505-0072               | 3-01509-0054               |
| <b>Condominium Section</b>                | 0446-R4                     |                            |                            |                            |
| <b>Address</b>                            | 733 MAC DONOUGH STREET      | 334 CHAUNCEY STREET        | 429 BAINBRIDGE STREET      | 407 CHAUNCEY STREET        |
| <b>Neighborhood</b>                       | OCEAN HILL                  | OCEAN HILL                 | OCEAN HILL                 | OCEAN HILL                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 3                           | 12                         | 16                         | 11                         |
| <b>Year Built</b>                         | 1910                        | 1906                       | 1906                       | 1906                       |
| <b>Gross SqFt</b>                         | 4,500                       | 6,474                      | 8,533                      | 5,500                      |
| <b>Estimated Gross Income</b>             | \$80,280                    | \$94,957                   | \$178,165                  | \$98,122                   |
| <b>Gross Income per SqFt</b>              | \$17.84                     | \$14.67                    | \$20.88                    | \$17.84                    |
| <b>Estimated Expense</b>                  | \$27,315                    | \$45,655                   | \$71,731                   | \$33,411                   |
| <b>Expense SqFt</b>                       | \$6.07                      | \$7.05                     | \$8.41                     | \$6.07                     |
| <b>Net Operating Income</b>               | \$52,965                    | \$49,302                   | \$106,434                  | \$64,711                   |
| <b>Full Market Value</b>                  | \$235,500                   | \$254,000                  | \$417,000                  | \$449,000                  |
| <b>Market Value per SqFt</b>              | \$52.33                     | \$39.23                    | \$48.87                    | \$81.64                    |
| <b>Distance from Condominium in miles</b> |                             | 0.25                       | 0.18                       | 0.21                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01498-7501                | 3-01505-0072               | 3-01514-0008               | 3-03461-0036               |
| <b>Condominium Section</b>                | 0446-R5                     |                            |                            |                            |
| <b>Address</b>                            | 756 MAC DONOUGH STREET      | 429 BAINBRIDGE STREET      | 334 CHAUNCEY STREET        | 1500 BUSHWICK AVENUE       |
| <b>Neighborhood</b>                       | OCEAN HILL                  | OCEAN HILL                 | OCEAN HILL                 | BUSHWICK                   |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 6                           | 16                         | 12                         | 12                         |
| <b>Year Built</b>                         | 1910                        | 1906                       | 1906                       | 1909                       |
| <b>Gross SqFt</b>                         | 10,140                      | 8,533                      | 6,474                      | 10,950                     |
| <b>Estimated Gross Income</b>             | \$148,754                   | \$178,165                  | \$94,957                   | \$139,662                  |
| <b>Gross Income per SqFt</b>              | \$14.67                     | \$20.88                    | \$14.67                    | \$12.75                    |
| <b>Estimated Expense</b>                  | \$71,487                    | \$71,731                   | \$45,655                   | \$83,797                   |
| <b>Expense SqFt</b>                       | \$7.05                      | \$8.41                     | \$7.05                     | \$7.65                     |
| <b>Net Operating Income</b>               | \$77,267                    | \$106,434                  | \$49,302                   | \$55,865                   |
| <b>Full Market Value</b>                  | \$514,998                   | \$417,000                  | \$254,000                  | \$348,000                  |
| <b>Market Value per SqFt</b>              | \$50.79                     | \$48.87                    | \$39.23                    | \$31.78                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.21                       | 0.46                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-01509-7501          | 3-03330-0032        | 3-03330-0025         |                     |
| Condominium Section                | 0431-R1               |                     |                      |                     |
| Address                            | 472 BAINBRIDGE STREET | 1103 GATES AVENUE   | 1040 BUSHWICK AVENUE |                     |
| Neighborhood                       | OCEAN HILL            | BUSHWICK            | BUSHWICK             |                     |
| Building Classification            | R2-CONDOMINIUM        | C1-WALK-UP          | C1-WALK-UP           |                     |
| Total Units                        | 60                    | 83                  | 63                   |                     |
| Year Built                         | 1992                  | 1928                | 1924                 |                     |
| Gross SqFt                         | 53,760                | 56,940              | 56,250               |                     |
| Estimated Gross Income             | \$688,666             | \$784,143           | \$666,116            |                     |
| Gross Income per SqFt              | \$12.81               | \$13.77             | \$11.84              |                     |
| Estimated Expense                  | \$339,763             | \$368,547           | \$346,380            |                     |
| Expense SqFt                       | \$6.32                | \$6.47              | \$6.16               |                     |
| Net Operating Income               | \$348,903             | \$415,596           | \$319,736            |                     |
| Full Market Value                  | \$2,219,997           | \$1,367,000         | \$1,975,000          |                     |
| Market Value per SqFt              | \$41.29               | \$24.01             | \$35.11              |                     |
| Distance from Condominium in miles |                       | 0.64                | 0.64                 |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3  |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot                     | 3-01509-7502         | 3-01509-0051        | 3-01509-0054        | 3-03408-0040         |
| Condominium Section                | 0591-R1              |                     |                     |                      |
| Address                            | 419 CHAUNCEY STREET  | 415 CHAUNCEY STREET | 407 CHAUNCEY STREET | 1290 BUSHWICK AVENUE |
| Neighborhood                       | OCEAN HILL           | OCEAN HILL          | OCEAN HILL          | BUSHWICK             |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP           |
| Total Units                        | 24                   | 11                  | 11                  | 19                   |
| Year Built                         | 1906                 | 1906                | 1906                | 1905                 |
| Gross SqFt                         | 32,087               | 5,500               | 5,500               | 13,250               |
| Estimated Gross Income             | \$572,432            | \$98,122            | \$98,122            | \$238,154            |
| Gross Income per SqFt              | \$17.84              | \$17.84             | \$17.84             | \$17.97              |
| Estimated Expense                  | \$194,768            | \$33,411            | \$33,411            | \$119,077            |
| Expense SqFt                       | \$6.07               | \$6.07              | \$6.07              | \$8.99               |
| Net Operating Income               | \$377,664            | \$64,711            | \$64,711            | \$119,077            |
| Full Market Value                  | \$1,732,518          | \$449,000           | \$449,000           | \$840,000            |
| Market Value per SqFt              | \$53.99              | \$81.64             | \$81.64             | \$63.40              |
| Distance from Condominium in miles |                      | 0.05                | 0.05                | 0.39                 |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01515-7501                | 3-03408-0040               | 3-01509-0054               | 3-01509-0051               |
| <b>Condominium Section</b>                | 0528-R1                     |                            |                            |                            |
| <b>Address</b>                            | 365 MARION STREET           | 1290 BUSHWICK AVENUE       | 407 CHAUNCEY STREET        | 415 CHAUNCEY STREET        |
| <b>Neighborhood</b>                       | OCEAN HILL                  | BUSHWICK                   | OCEAN HILL                 | OCEAN HILL                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 20                          | 19                         | 11                         | 11                         |
| <b>Year Built</b>                         | 1995                        | 1905                       | 1906                       | 1906                       |
| <b>Gross SqFt</b>                         | 25,632                      | 13,250                     | 5,500                      | 5,500                      |
| <b>Estimated Gross Income</b>             | \$457,275                   | \$238,154                  | \$98,122                   | \$98,122                   |
| <b>Gross Income per SqFt</b>              | \$17.84                     | \$17.97                    | \$17.84                    | \$17.84                    |
| <b>Estimated Expense</b>                  | \$155,586                   | \$119,077                  | \$33,411                   | \$33,411                   |
| <b>Expense SqFt</b>                       | \$6.07                      | \$8.99                     | \$6.07                     | \$6.07                     |
| <b>Net Operating Income</b>               | \$301,689                   | \$119,077                  | \$64,711                   | \$64,711                   |
| <b>Full Market Value</b>                  | \$1,205,992                 | \$840,000                  | \$449,000                  | \$449,000                  |
| <b>Market Value per SqFt</b>              | \$47.05                     | \$63.40                    | \$81.64                    | \$81.64                    |
| <b>Distance from Condominium in miles</b> |                             | 0.32                       | 0.15                       | 0.15                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01521-7501                | 3-03408-0040               | 3-01509-0054               | 3-01509-0051               |
| <b>Condominium Section</b>                | 0525-R1                     |                            |                            |                            |
| <b>Address</b>                            | 117 HOPKINSON AVENUE        | 1290 BUSHWICK AVENUE       | 407 CHAUNCEY STREET        | 415 CHAUNCEY STREET        |
| <b>Neighborhood</b>                       | OCEAN HILL                  | BUSHWICK                   | OCEAN HILL                 | OCEAN HILL                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 19                         | 11                         | 11                         |
| <b>Year Built</b>                         | 1995                        | 1905                       | 1906                       | 1906                       |
| <b>Gross SqFt</b>                         | 11,050                      | 13,250                     | 5,500                      | 5,500                      |
| <b>Estimated Gross Income</b>             | \$197,132                   | \$238,154                  | \$98,122                   | \$98,122                   |
| <b>Gross Income per SqFt</b>              | \$17.84                     | \$17.97                    | \$17.84                    | \$17.84                    |
| <b>Estimated Expense</b>                  | \$67,074                    | \$119,077                  | \$33,411                   | \$33,411                   |
| <b>Expense SqFt</b>                       | \$6.07                      | \$8.99                     | \$6.07                     | \$6.07                     |
| <b>Net Operating Income</b>               | \$130,058                   | \$119,077                  | \$64,711                   | \$64,711                   |
| <b>Full Market Value</b>                  | \$623,697                   | \$840,000                  | \$449,000                  | \$449,000                  |
| <b>Market Value per SqFt</b>              | \$56.44                     | \$63.40                    | \$81.64                    | \$81.64                    |
| <b>Distance from Condominium in miles</b> |                             | 0.35                       | 0.30                       | 0.30                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01526-7501                | 3-01509-0051               | 3-01509-0054               | 3-01514-0008               |
| <b>Condominium Section</b>                | 0586-R1                     |                            |                            |                            |
| <b>Address</b>                            | 246 SUMPTER STREET          | 415 CHAUNCEY STREET        | 407 CHAUNCEY STREET        | 334 CHAUNCEY STREET        |
| <b>Neighborhood</b>                       | OCEAN HILL                  | OCEAN HILL                 | OCEAN HILL                 | OCEAN HILL                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 11                         | 11                         | 12                         |
| <b>Year Built</b>                         |                             | 1906                       | 1906                       | 1906                       |
| <b>Gross SqFt</b>                         | 15,335                      | 5,500                      | 5,500                      | 6,474                      |
| <b>Estimated Gross Income</b>             | \$273,576                   | \$98,122                   | \$98,122                   | \$94,957                   |
| <b>Gross Income per SqFt</b>              | \$17.84                     | \$17.84                    | \$17.84                    | \$14.67                    |
| <b>Estimated Expense</b>                  | \$93,083                    | \$33,411                   | \$33,411                   | \$45,655                   |
| <b>Expense SqFt</b>                       | \$6.07                      | \$6.07                     | \$6.07                     | \$7.05                     |
| <b>Net Operating Income</b>               | \$180,493                   | \$64,711                   | \$64,711                   | \$49,302                   |
| <b>Full Market Value</b>                  | \$739,200                   | \$449,000                  | \$449,000                  | \$254,000                  |
| <b>Market Value per SqFt</b>              | \$48.20                     | \$81.64                    | \$81.64                    | \$39.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.21                       | 0.21                       | 0.18                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01535-7501                | 3-01363-0078               | 3-01443-0008               | 3-01550-0036               |
| <b>Condominium Section</b>                | 0455-R1                     |                            |                            |                            |
| <b>Address</b>                            | 249 HULL STREET             | 1583 PROSPECT PLACE        | 2334 PACIFIC STREET        | 186 HOPKINSON AVENUE       |
| <b>Neighborhood</b>                       | OCEAN HILL                  | CROWN HEIGHTS              | OCEAN HILL                 | OCEAN HILL                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 40                          | 40                         | 17                         | 32                         |
| <b>Year Built</b>                         | 1900                        | 1926                       | 1910                       | 1910                       |
| <b>Gross SqFt</b>                         | 54,600                      | 42,800                     | 20,913                     | 36,000                     |
| <b>Estimated Gross Income</b>             | \$503,958                   | \$482,909                  | \$161,538                  | \$332,180                  |
| <b>Gross Income per SqFt</b>              | \$9.23                      | \$11.28                    | \$7.72                     | \$9.23                     |
| <b>Estimated Expense</b>                  | \$229,320                   | \$294,739                  | \$90,916                   | \$151,087                  |
| <b>Expense SqFt</b>                       | \$4.20                      | \$6.89                     | \$4.35                     | \$4.20                     |
| <b>Net Operating Income</b>               | \$274,638                   | \$188,170                  | \$70,622                   | \$181,093                  |
| <b>Full Market Value</b>                  | \$1,587,004                 | \$1,140,000                | \$396,000                  | \$1,015,000                |
| <b>Market Value per SqFt</b>              | \$29.07                     | \$26.64                    | \$18.94                    | \$28.19                    |
| <b>Distance from Condominium in miles</b> |                             | 0.97                       | 0.32                       | 0.43                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01571-7501                | 3-03494-0028               | 3-03771-0037               | 3-03802-0038               |
| <b>Condominium Section</b>                | 2582-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1870 EASTERN PARKWAY EXT    | 1561 PITKIN AVENUE         | 366 PENNSYLVANIA AVENUE    | 446 ALABAMA AVENUE         |
| <b>Neighborhood</b>                       | OCEAN HILL                  | BROWNSVILLE                | EAST NEW YORK              | EAST NEW YORK              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 41                          | 37                         | 29                         | 60                         |
| <b>Year Built</b>                         | 2009                        | 1930                       | 1930                       | 1971                       |
| <b>Gross SqFt</b>                         | 32,775                      | 30,800                     | 26,488                     | 55,328                     |
| <b>Estimated Gross Income</b>             | \$576,512                   | \$517,353                  | \$465,875                  | \$857,186                  |
| <b>Gross Income per SqFt</b>              | \$17.59                     | \$16.80                    | \$17.59                    | \$15.49                    |
| <b>Estimated Expense</b>                  | \$261,872                   | \$222,488                  | \$211,729                  | \$441,996                  |
| <b>Expense SqFt</b>                       | \$7.99                      | \$7.22                     | \$7.99                     | \$7.99                     |
| <b>Net Operating Income</b>               | \$314,640                   | \$294,865                  | \$254,146                  | \$415,190                  |
| <b>Full Market Value</b>                  | \$2,206,006                 | \$2,043,000                | \$1,441,000                | \$2,812,000                |
| <b>Market Value per SqFt</b>              | \$67.31                     | \$66.33                    | \$54.40                    | \$50.82                    |
| <b>Distance from Condominium in miles</b> |                             | 0.65                       | 0.85                       | 0.96                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01593-7501                | 3-01607-0042               | 3-03205-0001               | 3-01625-0076               |
| <b>Condominium Section</b>                | 1874-R1                     |                            |                            |                            |
| <b>Address</b>                            | 417 HART STREET             | 44 MALCOLM X BOULEVARD     | 703 BUSHWICK AVENUE        | 593 QUINCY STREET          |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BUSHWICK                   | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 14                         | 16                         | 19                         |
| <b>Year Built</b>                         | 2005                        | 1931                       | 1931                       | 1931                       |
| <b>Gross SqFt</b>                         | 15,600                      | 6,240                      | 7,410                      | 14,072                     |
| <b>Estimated Gross Income</b>             | \$297,024                   | \$118,789                  | \$156,619                  | \$136,351                  |
| <b>Gross Income per SqFt</b>              | \$19.04                     | \$19.04                    | \$21.14                    | \$9.69                     |
| <b>Estimated Expense</b>                  | \$155,532                   | \$62,223                   | \$72,045                   | \$76,357                   |
| <b>Expense SqFt</b>                       | \$9.97                      | \$9.97                     | \$9.72                     | \$5.43                     |
| <b>Net Operating Income</b>               | \$141,492                   | \$56,566                   | \$84,574                   | \$59,994                   |
| <b>Full Market Value</b>                  | \$1,012,005                 | \$404,000                  | \$618,000                  | \$340,000                  |
| <b>Market Value per SqFt</b>              | \$64.87                     | \$64.74                    | \$83.40                    | \$24.16                    |
| <b>Distance from Condominium in miles</b> |                             | 0.20                       | 0.19                       | 0.43                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01603-7501         | 3-03283-0040        | 3-03243-0032        | 3-01756-0070        |
| Condominium Section                | 0627-R1              |                     |                     |                     |
| Address                            | 85 STUYVESANT AVENUE | 1073 GREENE AVENUE  | 1298 DE KALB AVENUE | 163 VERNON AVENUE   |
| Neighborhood                       | BEDFORD STUYVESANT   | BUSHWICK            | BUSHWICK            | BEDFORD STUYVESANT  |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 24                   | 28                  | 20                  | 22                  |
| Year Built                         | 1903                 | 1931                | 1931                | 1907                |
| Gross SqFt                         | 31,793               | 25,200              | 14,800              | 21,750              |
| Estimated Gross Income             | \$395,187            | \$313,360           | \$206,550           | \$195,769           |
| Gross Income per SqFt              | \$12.43              | \$12.43             | \$13.96             | \$9.00              |
| Estimated Expense                  | \$193,619            | \$153,546           | \$101,210           | \$96,983            |
| Expense SqFt                       | \$6.09               | \$6.09              | \$6.84              | \$4.46              |
| Net Operating Income               | \$201,568            | \$159,814           | \$105,340           | \$98,786            |
| Full Market Value                  | \$1,268,998          | \$1,006,000         | \$691,000           | \$571,000           |
| Market Value per SqFt              | \$39.91              | \$39.92             | \$46.69             | \$26.25             |
| Distance from Condominium in miles |                      | 0.39                | 0.44                | 0.66                |

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01625-7501          | 3-01792-0066         | 3-01642-0008        |                     |
| Condominium Section                | 0445-R1               |                      |                     |                     |
| Address                            | 172 STUYVESANT AVENUE | 107 VAN BUREN STREET | 680 MONROE STREET   |                     |
| Neighborhood                       | BEDFORD STUYVESANT    | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  |                     |
| Building Classification            | R2-CONDOMINIUM        | C1-WALK-UP           | C1-WALK-UP          |                     |
| Total Units                        | 18                    | 17                   | 12                  |                     |
| Year Built                         |                       | 1931                 | 1931                |                     |
| Gross SqFt                         | 22,659                | 14,440               | 19,955              |                     |
| Estimated Gross Income             | \$322,664             | \$174,975            | \$326,498           |                     |
| Gross Income per SqFt              | \$14.24               | \$12.12              | \$16.36             |                     |
| Estimated Expense                  | \$132,329             | \$91,317             | \$106,757           |                     |
| Expense SqFt                       | \$5.84                | \$6.32               | \$5.35              |                     |
| Net Operating Income               | \$190,335             | \$83,658             | \$219,741           |                     |
| Full Market Value                  | \$1,230,896           | \$521,000            | \$1,511,000         |                     |
| Market Value per SqFt              | \$54.32               | \$36.08              | \$75.72             |                     |
| Distance from Condominium in miles |                       | 0.34                 | 0.35                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01710-7501                | 3-01816-0001               | 3-01868-9028               | 3-01871-0018               |
| <b>Condominium Section</b>                | 2757-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1825 ATLANTIC AVENUE        | 588 GATES AVENUE           | 254 HERKIMER STREET        | 400 HERKIMER STREET        |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 150                         | 150                        | 139                        | 154                        |
| <b>Year Built</b>                         | 2008                        | 1973                       | 1972                       | 1965                       |
| <b>Gross SqFt</b>                         | 153,706                     | 117,570                    | 175,628                    | 130,950                    |
| <b>Estimated Gross Income</b>             | \$2,174,940                 | \$1,808,190                | \$2,485,975                | \$1,495,033                |
| <b>Gross Income per SqFt</b>              | \$14.15                     | \$15.38                    | \$14.15                    | \$11.42                    |
| <b>Estimated Expense</b>                  | \$1,166,629                 | \$654,131                  | \$1,333,463                | \$776,865                  |
| <b>Expense SqFt</b>                       | \$7.59                      | \$5.56                     | \$7.59                     | \$5.93                     |
| <b>Net Operating Income</b>               | \$1,008,311                 | \$1,154,059                | \$1,152,512                | \$718,168                  |
| <b>Full Market Value</b>                  | \$4,353,584                 | \$7,799,000                | \$7,590,000                | \$3,690,000                |
| <b>Market Value per SqFt</b>              | \$28.32                     | \$66.33                    | \$43.22                    | \$28.18                    |
| <b>Distance from Condominium in miles</b> |                             | 1.00                       | 1.05                       | 0.75                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01715-7501                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 0970-R1                     |                            |                            |                            |
| <b>Address</b>                            | 452 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         |                             | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 17,387                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$368,778                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$86,066                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$282,712                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,552,486                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$89.29                     | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.29                       | 0.29                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01715-7502                | 3-01914-0035               | 3-03049-0029               | 3-01768-0024               |
| <b>Condominium Section</b>                | 0974-R1                     |                            |                            |                            |
| <b>Address</b>                            | 450 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 48 MESEROLE STREET         | 616 WILLOUGHBY AVENUE      |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 6                           | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         |                             | 2005                       | 1931                       | 2005                       |
| <b>Gross SqFt</b>                         | 10,288                      | 13,000                     | 25,777                     | 9,072                      |
| <b>Estimated Gross Income</b>             | \$216,254                   | \$273,319                  | \$559,746                  | \$148,191                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.71                    | \$16.33                    |
| <b>Estimated Expense</b>                  | \$63,786                    | \$80,614                   | \$195,835                  | \$31,854                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$7.60                     | \$3.51                     |
| <b>Net Operating Income</b>               | \$152,468                   | \$192,705                  | \$363,911                  | \$116,337                  |
| <b>Full Market Value</b>                  | \$919,500                   | \$1,377,000                | \$2,145,000                | \$800,000                  |
| <b>Market Value per SqFt</b>              | \$89.38                     | \$105.92                   | \$83.21                    | \$88.18                    |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.73                       | 0.67                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01715-7503                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 0976-R1                     |                            |                            |                            |
| <b>Address</b>                            | 456 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 1                           | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2000                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 14,647                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$310,663                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$72,503                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$238,160                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,741,004                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.86                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.29                       | 0.29                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01715-7504                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 0977-R1                     |                            |                            |                            |
| <b>Address</b>                            | 460 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2000                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 14,869                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$315,371                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$73,602                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$241,769                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,616,988                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$108.75                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.29                       | 0.29                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01715-7505                | 3-01914-0035               | 3-01914-0135               | 3-01914-0036               |
| <b>Condominium Section</b>                | 0988-R1                     |                            |                            |                            |
| <b>Address</b>                            | 464 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 9                           | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 8,670                       | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$183,891                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$42,917                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$140,974                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$952,497                   | \$1,377,000                | \$2,887,000                | \$2,860,000                |
| <b>Market Value per SqFt</b>              | \$109.86                    | \$105.92                   | \$111.04                   | \$110.00                   |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.29                       | 0.29                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01715-7506                | 3-01914-0035               | 3-01914-0135               | 3-01768-0024               |
| <b>Condominium Section</b>                | 2268-R1                     |                            |                            |                            |
| <b>Address</b>                            | 773 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 616 WILLOUGHBY AVENUE      |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2007                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 18,266                      | 13,000                     | 26,000                     | 9,072                      |
| <b>Estimated Gross Income</b>             | \$383,951                   | \$273,319                  | \$551,570                  | \$148,191                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$16.33                    |
| <b>Estimated Expense</b>                  | \$113,249                   | \$80,614                   | \$128,755                  | \$31,854                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.51                     |
| <b>Net Operating Income</b>               | \$270,702                   | \$192,705                  | \$422,815                  | \$116,337                  |
| <b>Full Market Value</b>                  | \$1,974,997                 | \$1,377,000                | \$2,887,000                | \$800,000                  |
| <b>Market Value per SqFt</b>              | \$108.12                    | \$105.92                   | \$111.04                   | \$88.18                    |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.29                       | 0.67                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01715-7507                | 3-01914-0035               | 3-01914-0135               | 3-01768-0024               |
| <b>Condominium Section</b>                | 2267-R1                     |                            |                            |                            |
| <b>Address</b>                            | 777 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 616 WILLOUGHBY AVENUE      |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2007                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 19,028                      | 13,000                     | 26,000                     | 9,072                      |
| <b>Estimated Gross Income</b>             | \$399,969                   | \$273,319                  | \$551,570                  | \$148,191                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$16.33                    |
| <b>Estimated Expense</b>                  | \$117,974                   | \$80,614                   | \$128,755                  | \$31,854                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.51                     |
| <b>Net Operating Income</b>               | \$281,995                   | \$192,705                  | \$422,815                  | \$116,337                  |
| <b>Full Market Value</b>                  | \$2,058,000                 | \$1,377,000                | \$2,887,000                | \$800,000                  |
| <b>Market Value per SqFt</b>              | \$108.16                    | \$105.92                   | \$111.04                   | \$88.18                    |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.29                       | 0.67                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01715-7508                | 3-01914-0035               | 3-01914-0135               | 3-01768-0024               |
| <b>Condominium Section</b>                | 2278-R1                     |                            |                            |                            |
| <b>Address</b>                            | 789 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 616 WILLOUGHBY AVENUE      |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2008                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 19,030                      | 13,000                     | 26,000                     | 9,072                      |
| <b>Estimated Gross Income</b>             | \$400,011                   | \$273,319                  | \$551,570                  | \$148,191                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$16.33                    |
| <b>Estimated Expense</b>                  | \$117,986                   | \$80,614                   | \$128,755                  | \$31,854                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.51                     |
| <b>Net Operating Income</b>               | \$282,025                   | \$192,705                  | \$422,815                  | \$116,337                  |
| <b>Full Market Value</b>                  | \$2,058,000                 | \$1,377,000                | \$2,887,000                | \$800,000                  |
| <b>Market Value per SqFt</b>              | \$108.15                    | \$105.92                   | \$111.04                   | \$88.18                    |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.29                       | 0.67                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01715-7509                | 3-01914-0035               | 3-01914-0135               | 3-01768-0024               |
| <b>Condominium Section</b>                | 2261-R1                     |                            |                            |                            |
| <b>Address</b>                            | 783 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 616 WILLOUGHBY AVENUE      |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2008                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 18,158                      | 13,000                     | 26,000                     | 9,072                      |
| <b>Estimated Gross Income</b>             | \$381,681                   | \$273,319                  | \$551,570                  | \$148,191                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$16.33                    |
| <b>Estimated Expense</b>                  | \$112,580                   | \$80,614                   | \$128,755                  | \$31,854                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.51                     |
| <b>Net Operating Income</b>               | \$269,101                   | \$192,705                  | \$422,815                  | \$116,337                  |
| <b>Full Market Value</b>                  | \$1,964,004                 | \$1,377,000                | \$2,887,000                | \$800,000                  |
| <b>Market Value per SqFt</b>              | \$108.16                    | \$105.92                   | \$111.04                   | \$88.18                    |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.29                       | 0.67                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01734-7503         | 3-01751-0010        | 3-01914-0135        | 3-01914-0036        |
| Condominium Section                | 0985-R1              |                     |                     |                     |
| Address                            | 689 MYRTLE AVENUE    | 141 SPENCER STREET  | 904 BEDFORD AVENUE  | 908 BEDFORD AVENUE  |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  |
| Building Classification            | R4-CONDOMINIUM       | D2-ELEVATOR         | D3-ELEVATOR         | D3-ELEVATOR         |
| Total Units                        | 45                   | 40                  | 18                  | 18                  |
| Year Built                         | 1947                 | 1930                | 2005                | 2005                |
| Gross SqFt                         | 36,414               | 49,752              | 26,000              | 26,000              |
| Estimated Gross Income             | \$772,341            | \$682,367           | \$551,570           | \$551,570           |
| Gross Income per SqFt              | \$21.21              | \$13.72             | \$21.21             | \$21.21             |
| Estimated Expense                  | \$180,249            | \$165,338           | \$128,755           | \$128,755           |
| Expense SqFt                       | \$4.95               | \$3.32              | \$4.95              | \$4.95              |
| Net Operating Income               | \$592,092            | \$517,029           | \$422,815           | \$422,815           |
| Full Market Value                  | \$3,619,508          | \$3,370,000         | \$2,887,000         | \$2,860,000         |
| Market Value per SqFt              | \$99.40              | \$67.74             | \$111.04            | \$110.00            |
| Distance from Condominium in miles |                      | 0.14                | 0.14                | 0.14                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01734-7504         | 3-01914-0035        | 3-01914-0135        | 3-01914-0036        |
| Condominium Section                | 1139-R1              |                     |                     |                     |
| Address                            | 835 BEDFORD AVENUE   | 902 BEDFORD AVENUE  | 904 BEDFORD AVENUE  | 908 BEDFORD AVENUE  |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D3-ELEVATOR         | D3-ELEVATOR         |
| Total Units                        | 10                   | 18                  | 18                  | 18                  |
| Year Built                         | 2003                 | 2005                | 2005                | 2005                |
| Gross SqFt                         | 16,833               | 13,000              | 26,000              | 26,000              |
| Estimated Gross Income             | \$357,028            | \$273,319           | \$551,570           | \$551,570           |
| Gross Income per SqFt              | \$21.21              | \$21.02             | \$21.21             | \$21.21             |
| Estimated Expense                  | \$83,323             | \$80,614            | \$128,755           | \$128,755           |
| Expense SqFt                       | \$4.95               | \$6.20              | \$4.95              | \$4.95              |
| Net Operating Income               | \$273,705            | \$192,705           | \$422,815           | \$422,815           |
| Full Market Value                  | \$1,674,002          | \$1,377,000         | \$2,887,000         | \$2,860,000         |
| Market Value per SqFt              | \$99.45              | \$105.92            | \$111.04            | \$110.00            |
| Distance from Condominium in miles |                      | 0.14                | 0.14                | 0.14                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7504                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1139-R2                     |                            |                            |                            |
| <b>Address</b>                            | 108 SPENCER STREET          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 4                           | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 5,772                       | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$122,424                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$28,571                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$93,853                    | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$574,501                   | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$99.53                     | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7504                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1139-R3                     |                            |                            |                            |
| <b>Address</b>                            | 108 SPENCER STREET          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 4                           | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 5,890                       | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$124,927                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$29,156                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$95,771                    | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$586,497                   | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$99.58                     | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7504                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1139-R4                     |                            |                            |                            |
| <b>Address</b>                            | 104 SPENCER STREET          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 5                           | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 7,463                       | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$158,290                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$36,942                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$121,348                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$742,500                   | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$99.49                     | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7504                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1139-R5                     |                            |                            |                            |
| <b>Address</b>                            | 104 SPENCER STREET          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 5                           | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 8,270                       | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$175,407                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$40,937                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$134,470                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$821,997                   | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$99.40                     | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7505                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1341-R1                     |                            |                            |                            |
| <b>Address</b>                            | 805 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 21,442                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$454,785                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$106,138                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$348,647                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,549,000                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.88                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7506                | 3-01914-0036               | 3-01914-0135               | 3-01914-0035               |
| <b>Condominium Section</b>                | 2328-R1                     |                            |                            |                            |
| <b>Address</b>                            | 100 SPENCER STREET          | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 902 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 24                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 33,600                      | 26,000                     | 26,000                     | 13,000                     |
| <b>Estimated Gross Income</b>             | \$712,656                   | \$551,570                  | \$551,570                  | \$273,319                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.02                    |
| <b>Estimated Expense</b>                  | \$166,320                   | \$128,755                  | \$128,755                  | \$80,614                   |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$546,336                   | \$422,815                  | \$422,815                  | \$192,705                  |
| <b>Full Market Value</b>                  | \$3,993,000                 | \$2,860,000                | \$2,887,000                | \$1,377,000                |
| <b>Market Value per SqFt</b>              | \$118.84                    | \$110.00                   | \$111.04                   | \$105.92                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7509                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1194-R1                     |                            |                            |                            |
| <b>Address</b>                            | 809 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 20,470                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$434,169                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$101,327                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$332,842                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,434,000                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.91                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7510                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1293-R1                     |                            |                            |                            |
| <b>Address</b>                            | 82 SPENCER STREET           | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 10,403                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$220,648                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$51,495                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$169,153                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,236,996                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.91                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7512                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1292-R1                     |                            |                            |                            |
| <b>Address</b>                            | 78 SPENCER STREET           | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 12,338                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$261,689                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$61,073                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$200,616                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,467,003                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.90                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7513                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1294-R1                     |                            |                            |                            |
| <b>Address</b>                            | 74 SPENCER STREET           | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 12,110                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$256,853                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$59,945                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$196,908                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,440,001                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.91                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7515                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1307-R1                     |                            |                            |                            |
| <b>Address</b>                            | 86 SPENCER STREET           | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 6                           | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 12,164                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$257,998                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$60,212                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$197,786                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,445,999                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.88                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01734-7516                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1308-R1                     |                            |                            |                            |
| <b>Address</b>                            | 90 SPENCER STREET           | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 7,297                       | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$154,769                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$36,120                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$118,649                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$867,996                   | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.95                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-01754-7502         | 3-01925-0007        | 3-02228-0001         |                     |
| Condominium Section                | 2169-R1              |                     |                      |                     |
| Address                            | 756 MYRTLE AVENUE    | 213 TAAFFE PLACE    | 61 HARRISON AVENUE   |                     |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  | WILLIAMSBURG-CENTRAL |                     |
| Building Classification            | R9-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR          |                     |
| Total Units                        | 72                   | 90                  | 85                   |                     |
| Year Built                         |                      | 1935                | 1931                 |                     |
| Gross SqFt                         | 93,353               | 124,596             | 76,524               |                     |
| Estimated Gross Income             | \$1,058,623          | \$1,825,704         | \$614,630            |                     |
| Gross Income per SqFt              | \$11.34              | \$14.65             | \$8.03               |                     |
| Estimated Expense                  | \$348,207            | \$421,731           | \$356,485            |                     |
| Expense SqFt                       | \$3.73               | \$3.38              | \$4.66               |                     |
| Net Operating Income               | \$710,416            | \$1,403,973         | \$258,145            |                     |
| Full Market Value                  | \$4,313,000          | \$9,350,000         | \$1,089,000          |                     |
| Market Value per SqFt              | \$46.20              | \$75.04             | \$14.23              |                     |
| Distance from Condominium in miles |                      | 0.50                | 0.72                 |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|-----------------------|---------------------|
| Boro-Block-Lot                     | 3-01754-7504         | 3-04168-0012        | 3-01917-0042          |                     |
| Condominium Section                | 3061-R1              |                     |                       |                     |
| Address                            | 782 MYRTLE AVENUE    | 130 GLEN STREET     | 260 WASHINGTON AVENUE |                     |
| Neighborhood                       | BEDFORD STUYVESANT   | EAST NEW YORK       | CLINTON HILL          |                     |
| Building Classification            | RR-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP            |                     |
| Total Units                        | 11                   | 23                  | 27                    |                     |
| Year Built                         | 2010                 | 1927                | 1916                  |                     |
| Gross SqFt                         | 9,038                | 18,000              | 26,204                |                     |
| Estimated Gross Income             | \$123,369            | \$216,378           | \$400,134             |                     |
| Gross Income per SqFt              | \$13.65              | \$12.02             | \$15.27               |                     |
| Estimated Expense                  | \$47,359             | \$110,353           | \$113,931             |                     |
| Expense SqFt                       | \$5.24               | \$6.13              | \$4.35                |                     |
| Net Operating Income               | \$76,010             | \$106,025           | \$286,203             |                     |
| Full Market Value                  | \$28,517             | \$678,000           | \$1,930,000           |                     |
| Market Value per SqFt              | \$3.16               | \$37.67             | \$73.65               |                     |
| Distance from Condominium in miles |                      | 4.33                | 0.89                  |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01755-7501                | 3-03113-0004               | 3-01909-0011               | 3-01780-0026               |
| <b>Condominium Section</b>                | 1208-R1                     |                            |                            |                            |
| <b>Address</b>                            | 834 MYRTLE AVENUE           | 20 MANHATTAN AVENUE        | 139 EMERSON PLACE          | 728 DE KALB AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | WILLIAMSBURG-EAST          | CLINTON HILL               | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 36                          | 24                         | 50                         | 20                         |
| <b>Year Built</b>                         | 2003                        | 1931                       | 1946                       | 1931                       |
| <b>Gross SqFt</b>                         | 58,244                      | 22,500                     | 45,670                     | 16,095                     |
| <b>Estimated Gross Income</b>             | \$1,194,584                 | \$501,978                  | \$936,763                  | \$265,960                  |
| <b>Gross Income per SqFt</b>              | \$20.51                     | \$22.31                    | \$20.51                    | \$16.52                    |
| <b>Estimated Expense</b>                  | \$400,719                   | \$147,488                  | \$314,100                  | \$149,884                  |
| <b>Expense SqFt</b>                       | \$6.88                      | \$6.56                     | \$6.88                     | \$9.31                     |
| <b>Net Operating Income</b>               | \$793,865                   | \$354,490                  | \$622,663                  | \$116,076                  |
| <b>Full Market Value</b>                  | \$5,765,003                 | \$2,308,000                | \$4,521,000                | \$801,000                  |
| <b>Market Value per SqFt</b>              | \$98.98                     | \$102.58                   | \$98.99                    | \$49.77                    |
| <b>Distance from Condominium in miles</b> |                             | 0.56                       | 0.73                       | 0.26                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01755-7502                | 3-01789-0033               | 3-01783-0095               |                            |
| <b>Condominium Section</b>                | 1943-R1                     |                            |                            |                            |
| <b>Address</b>                            | 886 MYRTLE AVENUE           | 640 LAFAYETTE AVENUE       | 505 LAFAYETTE AVENUE       |                            |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 16                          | 16                         | 16                         |                            |
| <b>Year Built</b>                         | 2006                        | 1931                       | 1931                       |                            |
| <b>Gross SqFt</b>                         | 11,808                      | 7,150                      | 14,240                     |                            |
| <b>Estimated Gross Income</b>             | \$226,950                   | \$186,663                  | \$175,470                  |                            |
| <b>Gross Income per SqFt</b>              | \$19.22                     | \$26.11                    | \$12.32                    |                            |
| <b>Estimated Expense</b>                  | \$95,291                    | \$83,027                   | \$64,363                   |                            |
| <b>Expense SqFt</b>                       | \$8.07                      | \$11.61                    | \$4.52                     |                            |
| <b>Net Operating Income</b>               | \$131,659                   | \$103,636                  | \$111,107                  |                            |
| <b>Full Market Value</b>                  | \$943,004                   | \$782,000                  | \$697,000                  |                            |
| <b>Market Value per SqFt</b>              | \$79.86                     | \$109.37                   | \$48.95                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.46                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01762-7502                | 3-01909-0011               | 3-01768-0037               | 3-01813-0083               |
| <b>Condominium Section</b>                | 2340-R1                     |                            |                            |                            |
| <b>Address</b>                            | 382 WILLOUGHBY AVENUE       | 139 EMERSON PLACE          | 650 WILLOUGHBY AVENUE      | 215 MONROE STREET          |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | CLINTON HILL               | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | C1-WALK-UP                 | C7-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 50                          | 50                         | 74                         | 43                         |
| <b>Year Built</b>                         |                             | 1946                       | 1931                       | 1923                       |
| <b>Gross SqFt</b>                         | 64,803                      | 45,670                     | 66,000                     | 23,680                     |
| <b>Estimated Gross Income</b>             | \$1,329,110                 | \$936,763                  | \$1,795,049                | \$397,354                  |
| <b>Gross Income per SqFt</b>              | \$20.51                     | \$20.51                    | \$27.20                    | \$16.78                    |
| <b>Estimated Expense</b>                  | \$445,845                   | \$314,100                  | \$610,317                  | \$175,699                  |
| <b>Expense SqFt</b>                       | \$6.88                      | \$6.88                     | \$9.25                     | \$7.42                     |
| <b>Net Operating Income</b>               | \$883,265                   | \$622,663                  | \$1,184,732                | \$221,655                  |
| <b>Full Market Value</b>                  | \$6,415,000                 | \$4,521,000                | \$8,945,000                | \$1,072,000                |
| <b>Market Value per SqFt</b>              | \$98.99                     | \$98.99                    | \$135.53                   | \$45.27                    |
| <b>Distance from Condominium in miles</b> |                             | 0.34                       | 0.57                       | 0.52                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01763-7501                | 3-01914-0035               | 3-01914-0135               | 3-01914-0036               |
| <b>Condominium Section</b>                | 1173-R1                     |                            |                            |                            |
| <b>Address</b>                            | 191 SPENCER STREET          | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 24,200                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$513,282                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$119,790                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$393,492                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,877,001                 | \$1,377,000                | \$2,887,000                | \$2,860,000                |
| <b>Market Value per SqFt</b>              | \$118.88                    | \$105.92                   | \$111.04                   | \$110.00                   |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       | 0.16                       | 0.16                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01763-7502                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1168-R1                     |                            |                            |                            |
| <b>Address</b>                            | 209 SPENCER STREET          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 24,200                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$513,282                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$119,790                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$393,492                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,877,000                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.88                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       | 0.16                       | 0.16                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01763-7503                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1171-R1                     |                            |                            |                            |
| <b>Address</b>                            | 197 SPENCER STREET          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 24,200                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$513,282                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$119,790                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$393,492                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,876,999                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.88                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       | 0.16                       | 0.16                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01763-7504                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1172-R1                     |                            |                            |                            |
| <b>Address</b>                            | 195 SPENCER STREET          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 24,200                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$513,282                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$119,790                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$393,492                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,877,001                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.88                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       | 0.16                       | 0.16                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01763-7505                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1169-R1                     |                            |                            |                            |
| <b>Address</b>                            | 201 SPENCER STREET          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 24,200                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$513,282                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$119,790                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$393,492                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,877,002                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.88                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       | 0.16                       | 0.16                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01771-7501         | 3-01892-0061        | 3-01780-0026        |                     |
| Condominium Section                | 2842-R1              |                     |                     |                     |
| Address                            | 118 HART STREET      | 98 GRAND AVENUE     | 728 DE KALB AVENUE  |                     |
| Neighborhood                       | BEDFORD STUYVESANT   | CLINTON HILL        | BEDFORD STUYVESANT  |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 16                   | 25                  | 20                  |                     |
| Year Built                         | 2009                 | 1946                | 1931                |                     |
| Gross SqFt                         | 27,500               | 25,000              | 16,095              |                     |
| Estimated Gross Income             | \$546,150            | \$579,855           | \$265,960           |                     |
| Gross Income per SqFt              | \$19.86              | \$23.19             | \$16.52             |                     |
| Estimated Expense                  | \$190,850            | \$114,329           | \$149,884           |                     |
| Expense SqFt                       | \$6.94               | \$4.57              | \$9.31              |                     |
| Net Operating Income               | \$355,300            | \$465,526           | \$116,076           |                     |
| Full Market Value                  | \$8,507,249          | \$3,458,000         | \$801,000           |                     |
| Market Value per SqFt              | \$309.35             | \$138.32            | \$49.77             |                     |
| Distance from Condominium in miles |                      | 0.92                | 0.10                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-01781-7501         | 3-01780-0026        | 3-01786-0064         |                     |
| Condominium Section                | 1536-R1              |                     |                      |                     |
| Address                            | 794 DE KALB AVENUE   | 728 DE KALB AVENUE  | 709 LAFAYETTE AVENUE |                     |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  | BEDFORD STUYVESANT   |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP           |                     |
| Total Units                        | 32                   | 20                  | 28                   |                     |
| Year Built                         | 2006                 | 1931                | 1910                 |                     |
| Gross SqFt                         | 23,344               | 16,095              | 21,300               |                     |
| Estimated Gross Income             | \$380,274            | \$265,960           | \$341,840            |                     |
| Gross Income per SqFt              | \$16.29              | \$16.52             | \$16.05              |                     |
| Estimated Expense                  | \$171,112            | \$149,884           | \$113,669            |                     |
| Expense SqFt                       | \$7.33               | \$9.31              | \$5.34               |                     |
| Net Operating Income               | \$209,162            | \$116,076           | \$228,171            |                     |
| Full Market Value                  | \$1,437,002          | \$801,000           | \$1,026,000          |                     |
| Market Value per SqFt              | \$61.56              | \$49.77             | \$48.17              |                     |
| Distance from Condominium in miles |                      | 0.15                | 0.05                 |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01788-7502                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 2677-R1                     |                            |                            |                            |
| <b>Address</b>                            | 552 LAFAYETTE AVENUE        | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 23                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2009                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 11,385                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$241,476                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$56,356                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$185,120                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,291,825                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$201.30                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.35                       | 0.35                       | 0.35                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01840-7501                | 3-01824-0057               | 3-01851-0053               | 3-01850-0020               |
| <b>Condominium Section</b>                | 0376-R1                     |                            |                            |                            |
| <b>Address</b>                            | 582 THROOP AVENUE           | 399 PUTNAM AVENUE          | 43 MAC DONOUGH STREET      | 102 MACON STREET           |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 13                          | 12                         | 16                         | 12                         |
| <b>Year Built</b>                         | 1910                        | 1910                       | 1931                       | 1900                       |
| <b>Gross SqFt</b>                         | 11,030                      | 8,025                      | 14,000                     | 7,800                      |
| <b>Estimated Gross Income</b>             | \$152,766                   | \$122,140                  | \$155,676                  | \$107,996                  |
| <b>Gross Income per SqFt</b>              | \$13.85                     | \$15.22                    | \$11.12                    | \$13.85                    |
| <b>Estimated Expense</b>                  | \$72,247                    | \$46,880                   | \$85,150                   | \$51,122                   |
| <b>Expense SqFt</b>                       | \$6.55                      | \$5.84                     | \$6.08                     | \$6.55                     |
| <b>Net Operating Income</b>               | \$80,519                    | \$75,260                   | \$70,526                   | \$56,874                   |
| <b>Full Market Value</b>                  | \$527,000                   | \$507,000                  | \$425,000                  | \$372,000                  |
| <b>Market Value per SqFt</b>              | \$47.78                     | \$63.18                    | \$30.36                    | \$47.69                    |
| <b>Distance from Condominium in miles</b> |                             | 0.21                       | 0.18                       | 0.29                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01884-7501         | 3-00171-0049         | 3-01514-0018        |                     |
| Condominium Section                | 2901-R1              |                      |                     |                     |
| Address                            | 773 KENT AVENUE      | 337 STATE STREET     | 354 CHAUNCEY STREET |                     |
| Neighborhood                       | BEDFORD STUYVESANT   | DOWNTOWN-FULTON MALL | OCEAN HILL          |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 12                   | 60                   | 16                  |                     |
| Year Built                         | 2009                 | 1930                 | 1906                |                     |
| Gross SqFt                         | 27,630               | 39,770               | 7,280               |                     |
| Estimated Gross Income             | \$586,585            | \$917,632            | \$165,306           |                     |
| Gross Income per SqFt              | \$21.23              | \$23.07              | \$22.71             |                     |
| Estimated Expense                  | \$269,669            | \$348,953            | \$83,162            |                     |
| Expense SqFt                       | \$9.76               | \$8.77               | \$11.42             |                     |
| Net Operating Income               | \$316,916            | \$568,679            | \$82,144            |                     |
| Full Market Value                  | \$655,017            | \$4,221,000          | \$605,000           |                     |
| Market Value per SqFt              | \$23.71              | \$106.14             | \$83.10             |                     |
| Distance from Condominium in miles |                      | 1.50                 | 2.43                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01885-7501         | 3-01914-0035        | 3-01914-0036        | 3-01914-0135        |
| Condominium Section                | 1005-R1              |                     |                     |                     |
| Address                            | 53 FRANKLIN AVENUE   | 902 BEDFORD AVENUE  | 908 BEDFORD AVENUE  | 904 BEDFORD AVENUE  |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D3-ELEVATOR         | D3-ELEVATOR         |
| Total Units                        | 10                   | 18                  | 18                  | 18                  |
| Year Built                         | 2002                 | 2005                | 2005                | 2005                |
| Gross SqFt                         | 13,115               | 13,000              | 26,000              | 26,000              |
| Estimated Gross Income             | \$278,169            | \$273,319           | \$551,570           | \$551,570           |
| Gross Income per SqFt              | \$21.21              | \$21.02             | \$21.21             | \$21.21             |
| Estimated Expense                  | \$64,919             | \$80,614            | \$128,755           | \$128,755           |
| Expense SqFt                       | \$4.95               | \$6.20              | \$4.95              | \$4.95              |
| Net Operating Income               | \$213,250            | \$192,705           | \$422,815           | \$422,815           |
| Full Market Value                  | \$1,559,000          | \$1,377,000         | \$2,860,000         | \$2,887,000         |
| Market Value per SqFt              | \$118.87             | \$105.92            | \$110.00            | \$111.04            |
| Distance from Condominium in miles |                      | 0.29                | 0.29                | 0.29                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01885-7502         | 3-01914-0036        | 3-01914-0135        |                     |
| Condominium Section                | 1386-R1              |                     |                     |                     |
| Address                            | 42 SKILLMAN STREET   | 908 BEDFORD AVENUE  | 904 BEDFORD AVENUE  |                     |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  |                     |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D3-ELEVATOR         |                     |
| Total Units                        | 20                   | 18                  | 18                  |                     |
| Year Built                         | 2004                 | 2005                | 2005                |                     |
| Gross SqFt                         | 25,423               | 26,000              | 26,000              |                     |
| Estimated Gross Income             | \$539,222            | \$551,570           | \$551,570           |                     |
| Gross Income per SqFt              | \$21.21              | \$21.21             | \$21.21             |                     |
| Estimated Expense                  | \$125,844            | \$128,755           | \$128,755           |                     |
| Expense SqFt                       | \$4.95               | \$4.95              | \$4.95              |                     |
| Net Operating Income               | \$413,378            | \$422,815           | \$422,815           |                     |
| Full Market Value                  | \$2,950,520          | \$2,860,000         | \$2,887,000         |                     |
| Market Value per SqFt              | \$116.06             | \$110.00            | \$111.04            |                     |
| Distance from Condominium in miles |                      | 0.29                | 0.29                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01885-7503         | 3-01914-0035        | 3-01914-0036        | 3-01914-0135        |
| Condominium Section                | 1056-R1              |                     |                     |                     |
| Address                            | 38 SKILLMAN STREET   | 902 BEDFORD AVENUE  | 908 BEDFORD AVENUE  | 904 BEDFORD AVENUE  |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D3-ELEVATOR         | D3-ELEVATOR         |
| Total Units                        | 10                   | 18                  | 18                  | 18                  |
| Year Built                         | 2004                 | 2005                | 2005                | 2005                |
| Gross SqFt                         | 13,007               | 13,000              | 26,000              | 26,000              |
| Estimated Gross Income             | \$275,878            | \$273,319           | \$551,570           | \$551,570           |
| Gross Income per SqFt              | \$21.21              | \$21.02             | \$21.21             | \$21.21             |
| Estimated Expense                  | \$64,385             | \$80,614            | \$128,755           | \$128,755           |
| Expense SqFt                       | \$4.95               | \$6.20              | \$4.95              | \$4.95              |
| Net Operating Income               | \$211,493            | \$192,705           | \$422,815           | \$422,815           |
| Full Market Value                  | \$1,546,000          | \$1,377,000         | \$2,860,000         | \$2,887,000         |
| Market Value per SqFt              | \$118.86             | \$105.92            | \$110.00            | \$111.04            |
| Distance from Condominium in miles |                      | 0.29                | 0.29                | 0.29                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01886-7504                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 2605-R1                     |                            |                            |                            |
| <b>Address</b>                            | 804 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2007                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 24,332                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$516,082                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$120,443                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$395,639                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,893,000                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.90                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.29                       | 0.29                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01887-7502                | 3-01909-0011               | 3-02044-0064               | 3-02044-0058               |
| <b>Condominium Section</b>                | 0400-R1                     |                            |                            |                            |
| <b>Address</b>                            | 95 VANDERBILT AVENUE        | 139 EMERSON PLACE          | 100 ADELPHI STREET         | 88 ADELPHI STREET          |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | FORT GREENE                | FORT GREENE                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 24                          | 50                         | 48                         | 25                         |
| <b>Year Built</b>                         | 1991                        | 1946                       | 1900                       | 1930                       |
| <b>Gross SqFt</b>                         | 60,350                      | 45,670                     | 37,580                     | 18,200                     |
| <b>Estimated Gross Income</b>             | \$1,025,347                 | \$936,763                  | \$602,853                  | \$309,271                  |
| <b>Gross Income per SqFt</b>              | \$16.99                     | \$20.51                    | \$16.04                    | \$16.99                    |
| <b>Estimated Expense</b>                  | \$430,899                   | \$314,100                  | \$253,198                  | \$129,894                  |
| <b>Expense SqFt</b>                       | \$7.14                      | \$6.88                     | \$6.74                     | \$7.14                     |
| <b>Net Operating Income</b>               | \$594,448                   | \$622,663                  | \$349,655                  | \$179,377                  |
| <b>Full Market Value</b>                  | \$4,130,999                 | \$4,521,000                | \$2,392,000                | \$1,247,000                |
| <b>Market Value per SqFt</b>              | \$68.45                     | \$98.99                    | \$63.65                    | \$68.52                    |
| <b>Distance from Condominium in miles</b> |                             | 0.44                       | 0.16                       | 0.16                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01890-7501                | 3-02045-0053               | 3-02044-0024               | 3-01948-0042               |
| <b>Condominium Section</b>                | 2502-R1                     |                            |                            |                            |
| <b>Address</b>                            | 163 WASHINGTON AVENUE       | 62 CLERMONT AVENUE         | 89 CARLTON AVENUE          | 83 CLIFTON PLACE           |
| <b>Neighborhood</b>                       | CLINTON HILL                | FORT GREENE                | FORT GREENE                | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 49                          | 30                         | 23                         | 40                         |
| <b>Year Built</b>                         | 2009                        | 2005                       | 2006                       | 1939                       |
| <b>Gross SqFt</b>                         | 53,178                      | 35,176                     | 23,884                     | 57,937                     |
| <b>Estimated Gross Income</b>             | \$900,304                   | \$569,530                  | \$422,405                  | \$981,148                  |
| <b>Gross Income per SqFt</b>              | \$16.93                     | \$16.19                    | \$17.69                    | \$16.93                    |
| <b>Estimated Expense</b>                  | \$222,816                   | \$261,984                  | \$194,306                  | \$412,082                  |
| <b>Expense SqFt</b>                       | \$4.19                      | \$7.45                     | \$8.14                     | \$7.11                     |
| <b>Net Operating Income</b>               | \$677,488                   | \$307,546                  | \$228,099                  | \$569,066                  |
| <b>Full Market Value</b>                  | \$4,703,998                 | \$2,110,000                | \$1,602,000                | \$3,951,000                |
| <b>Market Value per SqFt</b>              | \$88.46                     | \$59.98                    | \$67.07                    | \$68.19                    |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.32                       | 0.51                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01893-7501                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 2344-R1                     |                            |                            |                            |
| <b>Address</b>                            | 72 STEUBEN STREET           | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | CLINTON HILL                | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2007                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 11,935                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$253,141                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$59,078                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$194,063                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,419,000                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.39                       | 0.39                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01893-7502                | 3-01943-0038               | 3-01909-0011               | 3-01143-0035               |
| <b>Condominium Section</b>                | 2863-R1                     |                            |                            |                            |
| <b>Address</b>                            | 73 GRAND AVENUE             | 392 CLINTON AVENUE         | 139 EMERSON PLACE          | 528 BERGEN STREET          |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | CLINTON HILL               | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 19                          | 16                         | 50                         | 21                         |
| <b>Year Built</b>                         | 2005                        | 1905                       | 1946                       | 2006                       |
| <b>Gross SqFt</b>                         | 20,695                      | 16,720                     | 45,670                     | 21,578                     |
| <b>Estimated Gross Income</b>             | \$424,454                   | \$240,857                  | \$936,763                  | \$485,170                  |
| <b>Gross Income per SqFt</b>              | \$20.51                     | \$14.41                    | \$20.51                    | \$22.48                    |
| <b>Estimated Expense</b>                  | \$142,382                   | \$112,378                  | \$314,100                  | \$165,528                  |
| <b>Expense SqFt</b>                       | \$6.88                      | \$6.72                     | \$6.88                     | \$7.67                     |
| <b>Net Operating Income</b>               | \$282,072                   | \$128,479                  | \$622,663                  | \$319,642                  |
| <b>Full Market Value</b>                  | \$2,474,766                 | \$594,000                  | \$4,521,000                | \$1,357,000                |
| <b>Market Value per SqFt</b>              | \$119.58                    | \$35.53                    | \$98.99                    | \$62.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.57                       | 0.16                       | 1.13                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01894-7501                | 3-01914-0135               | 3-01914-0036               | 3-01914-0035               |
| <b>Condominium Section</b>                | 2327-R1                     |                            |                            |                            |
| <b>Address</b>                            | 111 STEUBEN STREET          | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 902 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | CLINTON HILL                | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 35                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 34,487                      | 26,000                     | 26,000                     | 13,000                     |
| <b>Estimated Gross Income</b>             | \$731,469                   | \$551,570                  | \$551,570                  | \$273,319                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.02                    |
| <b>Estimated Expense</b>                  | \$170,711                   | \$128,755                  | \$128,755                  | \$80,614                   |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$560,758                   | \$422,815                  | \$422,815                  | \$192,705                  |
| <b>Full Market Value</b>                  | \$4,099,998                 | \$2,887,000                | \$2,860,000                | \$1,377,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$111.04                   | \$110.00                   | \$105.92                   |
| <b>Distance from Condominium in miles</b> |                             | 0.35                       | 0.35                       | 0.35                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01897-7508                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1912-R1                     |                            |                            |                            |
| <b>Address</b>                            | 609 MYRTLE AVENUE           | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2005                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 20,620                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$437,350                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$102,069                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$335,281                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,452,000                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.91                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.21                       | 0.21                       | 0.21                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01898-7501                | 3-01914-0035               | 3-01914-0135               | 3-01768-0024               |
| <b>Condominium Section</b>                | 1871-R1                     |                            |                            |                            |
| <b>Address</b>                            | 86 FRANKLIN AVENUE          | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 616 WILLOUGHBY AVENUE      |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 7                           | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 9,965                       | 13,000                     | 26,000                     | 9,072                      |
| <b>Estimated Gross Income</b>             | \$209,464                   | \$273,319                  | \$551,570                  | \$148,191                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$16.33                    |
| <b>Estimated Expense</b>                  | \$61,783                    | \$80,614                   | \$128,755                  | \$31,854                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.51                     |
| <b>Net Operating Income</b>               | \$147,681                   | \$192,705                  | \$422,815                  | \$116,337                  |
| <b>Full Market Value</b>                  | \$1,077,999                 | \$1,377,000                | \$2,887,000                | \$800,000                  |
| <b>Market Value per SqFt</b>              | \$108.18                    | \$105.92                   | \$111.04                   | \$88.18                    |
| <b>Distance from Condominium in miles</b> |                             | 0.17                       | 0.17                       | 0.76                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01899-7501                | 3-01914-0035               | 3-01914-0135               | 3-01914-0036               |
| <b>Condominium Section</b>                | 0992-R1                     |                            |                            |                            |
| <b>Address</b>                            | 128 SKILLMAN STREET         | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2002                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 17,958                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$380,889                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$88,892                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$291,997                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,134,998                 | \$1,377,000                | \$2,887,000                | \$2,860,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$105.92                   | \$111.04                   | \$110.00                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01899-7502                | 3-01734-0052               | 3-01925-0033               | 3-01904-0053               |
| <b>Condominium Section</b>                | 1231-R1                     |                            |                            |                            |
| <b>Address</b>                            | 102 SKILLMAN STREET         | 837 BEDFORD AVENUE         | 294 WILLOUGHBY AVENUE      | 161 HALL STREET            |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 4                           | 17                         | 16                         | 12                         |
| <b>Year Built</b>                         | 2003                        | 1931                       | 1905                       | 1905                       |
| <b>Gross SqFt</b>                         | 7,968                       | 7,000                      | 7,420                      | 13,600                     |
| <b>Estimated Gross Income</b>             | \$162,468                   | \$155,732                  | \$151,287                  | \$184,083                  |
| <b>Gross Income per SqFt</b>              | \$20.39                     | \$22.25                    | \$20.39                    | \$13.54                    |
| <b>Estimated Expense</b>                  | \$80,716                    | \$62,749                   | \$75,170                   | \$78,930                   |
| <b>Expense SqFt</b>                       | \$10.13                     | \$8.96                     | \$10.13                    | \$5.80                     |
| <b>Net Operating Income</b>               | \$81,752                    | \$92,983                   | \$76,117                   | \$105,153                  |
| <b>Full Market Value</b>                  | \$593,000                   | \$686,000                  | \$370,000                  | \$682,000                  |
| <b>Market Value per SqFt</b>              | \$74.42                     | \$98.00                    | \$49.87                    | \$50.15                    |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.29                       | 0.49                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01899-7503         | 3-01914-0035        | 3-01914-0135        | 3-01914-0036        |
| Condominium Section                | 1233-R1              |                     |                     |                     |
| Address                            | 94 SKILLMAN STREET   | 902 BEDFORD AVENUE  | 904 BEDFORD AVENUE  | 908 BEDFORD AVENUE  |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D3-ELEVATOR         | D3-ELEVATOR         |
| Total Units                        | 12                   | 18                  | 18                  | 18                  |
| Year Built                         | 2002                 | 2005                | 2005                | 2005                |
| Gross SqFt                         | 15,531               | 13,000              | 26,000              | 26,000              |
| Estimated Gross Income             | \$329,413            | \$273,319           | \$551,570           | \$551,570           |
| Gross Income per SqFt              | \$21.21              | \$21.02             | \$21.21             | \$21.21             |
| Estimated Expense                  | \$76,878             | \$80,614            | \$128,755           | \$128,755           |
| Expense SqFt                       | \$4.95               | \$6.20              | \$4.95              | \$4.95              |
| Net Operating Income               | \$252,535            | \$192,705           | \$422,815           | \$422,815           |
| Full Market Value                  | \$1,847,001          | \$1,377,000         | \$2,887,000         | \$2,860,000         |
| Market Value per SqFt              | \$118.92             | \$105.92            | \$111.04            | \$110.00            |
| Distance from Condominium in miles |                      | 0.14                | 0.14                | 0.14                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3   |
|------------------------------------|----------------------|---------------------|---------------------|-----------------------|
| Boro-Block-Lot                     | 3-01899-7504         | 3-01914-0035        | 3-01914-0135        | 3-01768-0024          |
| Condominium Section                | 1836-R1              |                     |                     |                       |
| Address                            | 88 SKILLMAN STREET   | 902 BEDFORD AVENUE  | 904 BEDFORD AVENUE  | 616 WILLOUGHBY AVENUE |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  | BEDFORD STUYVESANT    |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D3-ELEVATOR         | D1-ELEVATOR           |
| Total Units                        | 5                    | 18                  | 18                  | 13                    |
| Year Built                         | 2006                 | 2005                | 2005                | 2005                  |
| Gross SqFt                         | 10,746               | 13,000              | 26,000              | 9,072                 |
| Estimated Gross Income             | \$225,881            | \$273,319           | \$551,570           | \$148,191             |
| Gross Income per SqFt              | \$21.02              | \$21.02             | \$21.21             | \$16.33               |
| Estimated Expense                  | \$66,625             | \$80,614            | \$128,755           | \$31,854              |
| Expense SqFt                       | \$6.20               | \$6.20              | \$4.95              | \$3.51                |
| Net Operating Income               | \$159,256            | \$192,705           | \$422,815           | \$116,337             |
| Full Market Value                  | \$1,162,000          | \$1,377,000         | \$2,887,000         | \$800,000             |
| Market Value per SqFt              | \$108.13             | \$105.92            | \$111.04            | \$88.18               |
| Distance from Condominium in miles |                      | 0.14                | 0.14                | 0.70                  |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01899-7505                | 3-01914-0036               | 3-01914-0135               | 3-01914-0035               |
| <b>Condominium Section</b>                | 1234-R1                     |                            |                            |                            |
| <b>Address</b>                            | 98 SKILLMAN STREET          | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 902 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 6                           | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2002                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 27,054                      | 26,000                     | 26,000                     | 13,000                     |
| <b>Estimated Gross Income</b>             | \$573,815                   | \$551,570                  | \$551,570                  | \$273,319                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.02                    |
| <b>Estimated Expense</b>                  | \$133,917                   | \$128,755                  | \$128,755                  | \$80,614                   |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$439,898                   | \$422,815                  | \$422,815                  | \$192,705                  |
| <b>Full Market Value</b>                  | \$3,217,000                 | \$2,860,000                | \$2,887,000                | \$1,377,000                |
| <b>Market Value per SqFt</b>              | \$118.91                    | \$110.00                   | \$111.04                   | \$105.92                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01900-7502                | 3-01736-0030               | 3-01904-0053               | 3-01734-0052               |
| <b>Condominium Section</b>                | 1258-R1                     |                            |                            |                            |
| <b>Address</b>                            | 876 BEDFORD AVENUE          | 114 SANDFORD STREET        | 161 HALL STREET            | 837 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | CLINTON HILL               | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 24                         | 12                         | 17                         |
| <b>Year Built</b>                         | 2004                        | 1931                       | 1905                       | 1931                       |
| <b>Gross SqFt</b>                         | 14,095                      | 12,825                     | 13,600                     | 7,000                      |
| <b>Estimated Gross Income</b>             | \$260,617                   | \$237,080                  | \$184,083                  | \$155,732                  |
| <b>Gross Income per SqFt</b>              | \$18.49                     | \$18.49                    | \$13.54                    | \$22.25                    |
| <b>Estimated Expense</b>                  | \$117,693                   | \$107,135                  | \$78,930                   | \$62,749                   |
| <b>Expense SqFt</b>                       | \$8.35                      | \$8.35                     | \$5.80                     | \$8.96                     |
| <b>Net Operating Income</b>               | \$142,924                   | \$129,945                  | \$105,153                  | \$92,983                   |
| <b>Full Market Value</b>                  | \$1,015,002                 | \$922,000                  | \$682,000                  | \$686,000                  |
| <b>Market Value per SqFt</b>              | \$72.01                     | \$71.89                    | \$50.15                    | \$98.00                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.53                       | 0.05                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01900-7503                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1351-R1                     |                            |                            |                            |
| <b>Address</b>                            | 103 SKILLMAN STREET         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2005                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 17,536                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$371,939                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$86,803                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$285,136                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,084,999                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.90                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.13                       | 0.13                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01900-7505                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1369-R1                     |                            |                            |                            |
| <b>Address</b>                            | 858 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 13,470                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$285,699                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$66,677                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$219,022                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,600,998                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.86                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.13                       | 0.13                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01900-7508                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1360-R1                     |                            |                            |                            |
| <b>Address</b>                            | 111 SKILLMAN STREET         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 17,274                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$366,382                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$85,506                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$280,876                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,054,002                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.91                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.13                       | 0.13                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01900-7509                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 2117-R1                     |                            |                            |                            |
| <b>Address</b>                            | 79 SKILLMAN AVENUE          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 19,639                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$416,543                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$97,213                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$319,330                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,335,004                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.90                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.13                       | 0.13                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01900-7510                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1349-R1                     |                            |                            |                            |
| <b>Address</b>                            | 107 SKILLMAN STREET         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 20,930                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$443,925                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$103,604                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$340,321                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,488,003                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.87                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.13                       | 0.13                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01900-7513                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 2400-R1                     |                            |                            |                            |
| <b>Address</b>                            | 75 SKILLMAN STREET          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2009                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 18,965                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$402,248                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$93,877                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$308,371                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,255,005                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.90                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.13                       | 0.13                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01903-7501                | 3-01918-0024               | 3-01976-0014               | 3-01948-0040               |
| <b>Condominium Section</b>                | 0312-R1                     |                            |                            |                            |
| <b>Address</b>                            | 446 MYRTLE AVENUE           | 253 WASHINGTON AVENUE      | 480 CLINTON AVENUE         | 91 CLIFTON PLACE           |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | CLINTON HILL               | CLINTON HILL               |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 29                         | 20                         | 22                         |
| <b>Year Built</b>                         | 1900                        | 1905                       | 1930                       | 1920                       |
| <b>Gross SqFt</b>                         | 15,401                      | 32,160                     | 17,000                     | 22,500                     |
| <b>Estimated Gross Income</b>             | \$208,684                   | \$435,637                  | \$210,826                  | \$347,936                  |
| <b>Gross Income per SqFt</b>              | \$13.55                     | \$13.55                    | \$12.40                    | \$15.46                    |
| <b>Estimated Expense</b>                  | \$62,836                    | \$204,749                  | \$67,203                   | \$97,526                   |
| <b>Expense SqFt</b>                       | \$4.08                      | \$6.37                     | \$3.95                     | \$4.33                     |
| <b>Net Operating Income</b>               | \$145,848                   | \$230,888                  | \$143,623                  | \$250,410                  |
| <b>Full Market Value</b>                  | \$947,000                   | \$1,498,000                | \$774,000                  | \$1,695,000                |
| <b>Market Value per SqFt</b>              | \$61.49                     | \$46.58                    | \$45.53                    | \$75.33                    |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.59                       | 0.42                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01913-7507                | 3-01914-0035               | 3-01914-0135               | 3-01914-0036               |
| <b>Condominium Section</b>                | 1024-R1                     |                            |                            |                            |
| <b>Address</b>                            | 664 MYRTLE AVENUE           | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 15,957                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$338,448                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$78,987                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$259,461                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,896,998                 | \$1,377,000                | \$2,887,000                | \$2,860,000                |
| <b>Market Value per SqFt</b>              | \$118.88                    | \$105.92                   | \$111.04                   | \$110.00                   |
| <b>Distance from Condominium in miles</b> |                             | 0.05                       | 0.05                       | 0.05                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01913-7508         | 3-01789-0033         | 3-01892-0061        |                     |
| Condominium Section                | 1239-R1              |                      |                     |                     |
| Address                            | 662 MYRTLE AVENUE    | 640 LAFAYETTE AVENUE | 98 GRAND AVENUE     |                     |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT   | CLINTON HILL        |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP           | C1-WALK-UP          |                     |
| Total Units                        | 5                    | 16                   | 25                  |                     |
| Year Built                         | 2004                 | 1931                 | 1946                |                     |
| Gross SqFt                         | 6,127                | 7,150                | 25,000              |                     |
| Estimated Gross Income             | \$151,031            | \$186,663            | \$579,855           |                     |
| Gross Income per SqFt              | \$24.65              | \$26.11              | \$23.19             |                     |
| Estimated Expense                  | \$49,567             | \$83,027             | \$114,329           |                     |
| Expense SqFt                       | \$8.09               | \$11.61              | \$4.57              |                     |
| Net Operating Income               | \$101,464            | \$103,636            | \$465,526           |                     |
| Full Market Value                  | \$761,001            | \$782,000            | \$3,458,000         |                     |
| Market Value per SqFt              | \$124.20             | \$109.37             | \$138.32            |                     |
| Distance from Condominium in miles |                      | 0.48                 | 0.39                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01913-7512         | 3-01914-0035        | 3-01914-0135        | 3-01914-0036        |
| Condominium Section                | 1489-R1              |                     |                     |                     |
| Address                            | 189 FRANKLIN AVENUE  | 902 BEDFORD AVENUE  | 904 BEDFORD AVENUE  | 908 BEDFORD AVENUE  |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D3-ELEVATOR         | D3-ELEVATOR         |
| Total Units                        | 16                   | 18                  | 18                  | 18                  |
| Year Built                         | 2006                 | 2005                | 2005                | 2005                |
| Gross SqFt                         | 17,259               | 13,000              | 26,000              | 26,000              |
| Estimated Gross Income             | \$366,063            | \$273,319           | \$551,570           | \$551,570           |
| Gross Income per SqFt              | \$21.21              | \$21.02             | \$21.21             | \$21.21             |
| Estimated Expense                  | \$85,432             | \$80,614            | \$128,755           | \$128,755           |
| Expense SqFt                       | \$4.95               | \$6.20              | \$4.95              | \$4.95              |
| Net Operating Income               | \$280,631            | \$192,705           | \$422,815           | \$422,815           |
| Full Market Value                  | \$2,052,002          | \$1,377,000         | \$2,887,000         | \$2,860,000         |
| Market Value per SqFt              | \$118.89             | \$105.92            | \$111.04            | \$110.00            |
| Distance from Condominium in miles |                      | 0.05                | 0.05                | 0.05                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01914-7502         | 3-01780-0026        | 3-01943-0038        |                     |
| Condominium Section                | 1061-R1              |                     |                     |                     |
| Address                            | 163 SKILLMAN STREET  | 728 DE KALB AVENUE  | 392 CLINTON AVENUE  |                     |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT  | CLINTON HILL        |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 14                   | 20                  | 16                  |                     |
| Year Built                         | 2003                 | 1931                | 1905                |                     |
| Gross SqFt                         | 17,065               | 16,095              | 16,720              |                     |
| Estimated Gross Income             | \$263,996            | \$265,960           | \$240,857           |                     |
| Gross Income per SqFt              | \$15.47              | \$16.52             | \$14.41             |                     |
| Estimated Expense                  | \$136,861            | \$149,884           | \$112,378           |                     |
| Expense SqFt                       | \$8.02               | \$9.31              | \$6.72              |                     |
| Net Operating Income               | \$127,135            | \$116,076           | \$128,479           |                     |
| Full Market Value                  | \$860,999            | \$801,000           | \$594,000           |                     |
| Market Value per SqFt              | \$50.45              | \$49.77             | \$35.53             |                     |
| Distance from Condominium in miles |                      | 0.52                | 0.76                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-01914-7504         | 3-01783-0095         | 3-01904-0053        | 3-01736-0030        |
| Condominium Section                | 2663-R1              |                      |                     |                     |
| Address                            | 173 SKILLMAN STREET  | 505 LAFAYETTE AVENUE | 161 HALL STREET     | 114 SANDFORD STREET |
| Neighborhood                       | BEDFORD STUYVESANT   | BEDFORD STUYVESANT   | CLINTON HILL        | BEDFORD STUYVESANT  |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP           | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 12                   | 16                   | 12                  | 24                  |
| Year Built                         | 2010                 | 1931                 | 1905                | 1931                |
| Gross SqFt                         | 22,160               | 14,240               | 13,600              | 12,825              |
| Estimated Gross Income             | \$300,046            | \$175,470            | \$184,083           | \$237,080           |
| Gross Income per SqFt              | \$13.54              | \$12.32              | \$13.54             | \$18.49             |
| Estimated Expense                  | \$128,528            | \$64,363             | \$78,930            | \$107,135           |
| Expense SqFt                       | \$5.80               | \$4.52               | \$5.80              | \$8.35              |
| Net Operating Income               | \$171,518            | \$111,107            | \$105,153           | \$129,945           |
| Full Market Value                  | \$1,113,001          | \$697,000            | \$682,000           | \$922,000           |
| Market Value per SqFt              | \$50.23              | \$48.95              | \$50.15             | \$71.89             |
| Distance from Condominium in miles |                      | 0.30                 | 0.52                | 0.20                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01914-7505                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 2574-R1                     |                            |                            |                            |
| <b>Address</b>                            | 898 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 17                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2008                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 20,790                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$440,956                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$102,911                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$338,045                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,892,762                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$91.04                     | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.00                       | 0.00                       | 0.00                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01914-7506                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 3004-R1                     |                            |                            |                            |
| <b>Address</b>                            | 153 SKILLMAN STREET         | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 8                           | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 2008                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 10,624                      | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$225,548                   | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$103,690                   | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$121,858                   | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$890,998                   | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$83.87                     | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 1.56                       | 2.18                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01924-7501                | 3-01925-0007               | 3-02239-0008               | 3-01930-0014               |
| <b>Condominium Section</b>                | 0547-R1                     |                            |                            |                            |
| <b>Address</b>                            | 263 CLASSON AVENUE          | 213 TAAFFE PLACE           | 157 WALLABOUT STREET       | 295 CLINTON AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | WILLIAMSBURG-CENTRAL       | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 95                          | 90                         | 115                        | 76                         |
| <b>Year Built</b>                         | 1920                        | 1935                       | 2002                       | 1928                       |
| <b>Gross SqFt</b>                         | 130,468                     | 124,596                    | 114,734                    | 108,000                    |
| <b>Estimated Gross Income</b>             | \$1,900,919                 | \$1,825,704                | \$1,671,692                | \$1,094,714                |
| <b>Gross Income per SqFt</b>              | \$14.57                     | \$14.65                    | \$14.57                    | \$10.14                    |
| <b>Estimated Expense</b>                  | \$536,223                   | \$421,731                  | \$471,150                  | \$613,040                  |
| <b>Expense SqFt</b>                       | \$4.11                      | \$3.38                     | \$4.11                     | \$5.68                     |
| <b>Net Operating Income</b>               | \$1,364,696                 | \$1,403,973                | \$1,200,542                | \$481,674                  |
| <b>Full Market Value</b>                  | \$9,071,999                 | \$9,350,000                | \$7,980,000                | \$2,142,000                |
| <b>Market Value per SqFt</b>              | \$69.53                     | \$75.04                    | \$69.55                    | \$19.83                    |
| <b>Distance from Condominium in miles</b> |                             | 0.05                       | 0.67                       | 0.42                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01925-7501                | 3-01799-0013               | 3-01946-0004               | 3-01917-0045               |
| <b>Condominium Section</b>                | 1432-R1                     |                            |                            |                            |
| <b>Address</b>                            | 970 KENT AVENUE             | 572 GREENE AVENUE          | 379 WASHINGTON AVENUE      | 266 WASHINGTON AVENUE      |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | CLINTON HILL               | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D5-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 103                         | 84                         | 86                         | 114                        |
| <b>Year Built</b>                         | 1930                        | 1931                       | 1905                       | 1928                       |
| <b>Gross SqFt</b>                         | 107,974                     | 71,884                     | 113,924                    | 105,360                    |
| <b>Estimated Gross Income</b>             | \$1,972,685                 | \$1,352,326                | \$2,081,642                | \$1,599,868                |
| <b>Gross Income per SqFt</b>              | \$18.27                     | \$18.81                    | \$18.27                    | \$15.18                    |
| <b>Estimated Expense</b>                  | \$661,881                   | \$719,826                  | \$698,252                  | \$626,348                  |
| <b>Expense SqFt</b>                       | \$6.13                      | \$10.01                    | \$6.13                     | \$5.94                     |
| <b>Net Operating Income</b>               | \$1,310,804                 | \$632,500                  | \$1,383,390                | \$973,520                  |
| <b>Full Market Value</b>                  | \$9,276,998                 | \$3,134,000                | \$9,791,000                | \$6,555,000                |
| <b>Market Value per SqFt</b>              | \$85.92                     | \$43.60                    | \$85.94                    | \$62.22                    |
| <b>Distance from Condominium in miles</b> |                             | 0.70                       | 0.41                       | 0.40                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01926-7501                | 3-01925-0033               | 3-01778-0037               | 3-01904-0053               |
| <b>Condominium Section</b>                | 1167-R1                     |                            |                            |                            |
| <b>Address</b>                            | 240 FRANKLIN AVENUE         | 294 WILLOUGHBY AVENUE      | 1 SPENCER COURT            | 161 HALL STREET            |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 4                           | 16                         | 16                         | 12                         |
| <b>Year Built</b>                         | 2004                        | 1905                       | 1931                       | 1905                       |
| <b>Gross SqFt</b>                         | 6,056                       | 7,420                      | 7,800                      | 13,600                     |
| <b>Estimated Gross Income</b>             | \$81,998                    | \$151,287                  | \$97,880                   | \$184,083                  |
| <b>Gross Income per SqFt</b>              | \$13.54                     | \$20.39                    | \$12.55                    | \$13.54                    |
| <b>Estimated Expense</b>                  | \$35,125                    | \$75,170                   | \$43,774                   | \$78,930                   |
| <b>Expense SqFt</b>                       | \$5.80                      | \$10.13                    | \$5.61                     | \$5.80                     |
| <b>Net Operating Income</b>               | \$46,873                    | \$76,117                   | \$54,106                   | \$105,153                  |
| <b>Full Market Value</b>                  | \$304,001                   | \$370,000                  | \$342,000                  | \$682,000                  |
| <b>Market Value per SqFt</b>              | \$50.20                     | \$49.87                    | \$43.85                    | \$50.15                    |
| <b>Distance from Condominium in miles</b> |                             | 0.06                       | 0.27                       | 0.43                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01926-7503                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 2081-R1                     |                            |                            |                            |
| <b>Address</b>                            | 234 FRANKLIN AVENUE         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 8                           | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2007                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 8,327                       | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$176,616                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$41,219                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$135,397                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$990,000                   | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.17                       | 0.17                       | 0.17                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01927-7501                | 3-01739-0006               | 3-01799-0013               | 3-02137-0014               |
| <b>Condominium Section</b>                | 2009-R1                     |                            |                            |                            |
| <b>Address</b>                            | 222 SKILLMAN STREET         | 519 MARCY AVENUE           | 572 GREENE AVENUE          | 110 SOUTH 8 STREET         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 67                          | 58                         | 84                         | 66                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 1931                       | 2007                       |
| <b>Gross SqFt</b>                         | 76,541                      | 46,133                     | 71,884                     | 63,866                     |
| <b>Estimated Gross Income</b>             | \$1,536,178                 | \$1,119,600                | \$1,352,326                | \$1,281,930                |
| <b>Gross Income per SqFt</b>              | \$20.07                     | \$24.27                    | \$18.81                    | \$20.07                    |
| <b>Estimated Expense</b>                  | \$522,010                   | \$258,829                  | \$719,826                  | \$435,856                  |
| <b>Expense SqFt</b>                       | \$6.82                      | \$5.61                     | \$10.01                    | \$6.82                     |
| <b>Net Operating Income</b>               | \$1,014,168                 | \$860,771                  | \$632,500                  | \$846,074                  |
| <b>Full Market Value</b>                  | \$7,331,998                 | \$6,441,000                | \$3,134,000                | \$6,116,000                |
| <b>Market Value per SqFt</b>              | \$95.79                     | \$139.62                   | \$43.60                    | \$95.76                    |
| <b>Distance from Condominium in miles</b> |                             | 0.60                       | 0.60                       | 1.28                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01928-7501                | 3-01783-0095               | 3-01788-0077               | 3-01778-0037               |
| <b>Condominium Section</b>                | 2664-R1                     |                            |                            |                            |
| <b>Address</b>                            | 239 SKILLMAN STREET         | 505 LAFAYETTE AVENUE       | 267 CLIFTON PLACE          | 1 SPENCER COURT            |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 16                         | 20                         | 16                         |
| <b>Year Built</b>                         | 2010                        | 1931                       | 1931                       | 1931                       |
| <b>Gross SqFt</b>                         | 25,855                      | 14,240                     | 17,600                     | 7,800                      |
| <b>Estimated Gross Income</b>             | \$324,480                   | \$175,470                  | \$256,654                  | \$97,880                   |
| <b>Gross Income per SqFt</b>              | \$12.55                     | \$12.32                    | \$14.58                    | \$12.55                    |
| <b>Estimated Expense</b>                  | \$145,047                   | \$64,363                   | \$110,440                  | \$43,774                   |
| <b>Expense SqFt</b>                       | \$5.61                      | \$4.52                     | \$6.28                     | \$5.61                     |
| <b>Net Operating Income</b>               | \$179,433                   | \$111,107                  | \$146,214                  | \$54,106                   |
| <b>Full Market Value</b>                  | \$940,509                   | \$697,000                  | \$594,000                  | \$342,000                  |
| <b>Market Value per SqFt</b>              | \$36.38                     | \$48.95                    | \$33.75                    | \$43.85                    |
| <b>Distance from Condominium in miles</b> |                             | 0.19                       | 0.23                       | 0.18                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01931-7501                | 3-01943-0038               | 3-01917-0042               | 3-01963-0028               |
| <b>Condominium Section</b>                | 0932-R1                     |                            |                            |                            |
| <b>Address</b>                            | 320 WASHINGTON AVENUE       | 392 CLINTON AVENUE         | 260 WASHINGTON AVENUE      | 407 WASHINGTON AVENUE      |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | CLINTON HILL               | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 25                          | 16                         | 27                         | 24                         |
| <b>Year Built</b>                         | 1900                        | 1905                       | 1916                       | 1930                       |
| <b>Gross SqFt</b>                         | 29,054                      | 16,720                     | 26,204                     | 19,744                     |
| <b>Estimated Gross Income</b>             | \$443,655                   | \$240,857                  | \$400,134                  | \$373,352                  |
| <b>Gross Income per SqFt</b>              | \$15.27                     | \$14.41                    | \$15.27                    | \$18.91                    |
| <b>Estimated Expense</b>                  | \$126,385                   | \$112,378                  | \$113,931                  | \$115,880                  |
| <b>Expense SqFt</b>                       | \$4.35                      | \$6.72                     | \$4.35                     | \$5.87                     |
| <b>Net Operating Income</b>               | \$317,270                   | \$128,479                  | \$286,203                  | \$257,472                  |
| <b>Full Market Value</b>                  | \$2,140,002                 | \$594,000                  | \$1,930,000                | \$1,837,000                |
| <b>Market Value per SqFt</b>              | \$73.66                     | \$35.53                    | \$73.65                    | \$93.04                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.12                       | 0.24                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01941-7501                | 3-01914-0036               | 3-01914-0135               | 3-01914-0035               |
| <b>Condominium Section</b>                | 1603-R1                     |                            |                            |                            |
| <b>Address</b>                            | 260 SKILLMAN STREET         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 902 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 32                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 40,106                      | 26,000                     | 26,000                     | 13,000                     |
| <b>Estimated Gross Income</b>             | \$850,648                   | \$551,570                  | \$551,570                  | \$273,319                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.02                    |
| <b>Estimated Expense</b>                  | \$198,525                   | \$128,755                  | \$128,755                  | \$80,614                   |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$652,123                   | \$422,815                  | \$422,815                  | \$192,705                  |
| <b>Full Market Value</b>                  | \$4,768,000                 | \$2,860,000                | \$2,887,000                | \$1,377,000                |
| <b>Market Value per SqFt</b>              | \$118.88                    | \$110.00                   | \$111.04                   | \$105.92                   |
| <b>Distance from Condominium in miles</b> |                             | 0.26                       | 0.26                       | 0.26                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01949-7501                | 3-01914-0035               | 3-01914-0036               | 3-01978-0029               |
| <b>Condominium Section</b>                | 1594-R1                     |                            |                            |                            |
| <b>Address</b>                            | 367 CLASSON AVENUE          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 506 WASHINGTON AVENUE      |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 19                          | 18                         | 18                         | 23                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 11,899                      | 13,000                     | 26,000                     | 30,935                     |
| <b>Estimated Gross Income</b>             | \$250,117                   | \$273,319                  | \$551,570                  | \$542,547                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$17.54                    |
| <b>Estimated Expense</b>                  | \$73,774                    | \$80,614                   | \$128,755                  | \$143,446                  |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$4.64                     |
| <b>Net Operating Income</b>               | \$176,343                   | \$192,705                  | \$422,815                  | \$399,101                  |
| <b>Full Market Value</b>                  | \$1,287,001                 | \$1,377,000                | \$2,860,000                | \$2,796,000                |
| <b>Market Value per SqFt</b>              | \$108.16                    | \$105.92                   | \$110.00                   | \$90.38                    |
| <b>Distance from Condominium in miles</b> |                             | 0.36                       | 0.36                       | 0.49                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01953-7501                | 3-01909-0011               | 3-01148-0080               | 3-01153-0010               |
| <b>Condominium Section</b>                | 2967-R1                     |                            |                            |                            |
| <b>Address</b>                            | 315 GREENE AVENUE           | 139 EMERSON PLACE          | 399 ST MARK'S AVENUE       | 93 UNDERHILL AVENUE        |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | CLINTON HILL               | CROWN HEIGHTS              | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 48                          | 50                         | 24                         | 35                         |
| <b>Year Built</b>                         | 2010                        | 1946                       | 2000                       | 1930                       |
| <b>Gross SqFt</b>                         | 54,674                      | 45,670                     | 33,792                     | 32,835                     |
| <b>Estimated Gross Income</b>             | \$1,086,382                 | \$936,763                  | \$503,136                  | \$588,389                  |
| <b>Gross Income per SqFt</b>              | \$19.87                     | \$20.51                    | \$14.89                    | \$17.92                    |
| <b>Estimated Expense</b>                  | \$415,274                   | \$314,100                  | \$216,295                  | \$224,912                  |
| <b>Expense SqFt</b>                       | \$7.60                      | \$6.88                     | \$6.40                     | \$6.85                     |
| <b>Net Operating Income</b>               | \$671,108                   | \$622,663                  | \$286,841                  | \$363,477                  |
| <b>Full Market Value</b>                  | \$4,513,281                 | \$4,521,000                | \$1,920,000                | \$2,561,000                |
| <b>Market Value per SqFt</b>              | \$82.55                     | \$98.99                    | \$56.82                    | \$78.00                    |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.74                       | 0.81                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01957-7501                | 3-01143-0035               | 3-01909-0011               | 3-01153-0010               |
| <b>Condominium Section</b>                | 0232-R1                     |                            |                            |                            |
| <b>Address</b>                            | 415 CARLTON AVENUE          | 528 BERGEN STREET          | 139 EMERSON PLACE          | 93 UNDERHILL AVENUE        |
| <b>Neighborhood</b>                       | FORT GREENE                 | PROSPECT HEIGHTS           | CLINTON HILL               | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 31                          | 21                         | 50                         | 35                         |
| <b>Year Built</b>                         | 1988                        | 2006                       | 1946                       | 1930                       |
| <b>Gross SqFt</b>                         | 40,875                      | 21,578                     | 45,670                     | 32,835                     |
| <b>Estimated Gross Income</b>             | \$838,346                   | \$485,170                  | \$936,763                  | \$588,389                  |
| <b>Gross Income per SqFt</b>              | \$20.51                     | \$22.48                    | \$20.51                    | \$17.92                    |
| <b>Estimated Expense</b>                  | \$281,220                   | \$165,528                  | \$314,100                  | \$224,912                  |
| <b>Expense SqFt</b>                       | \$6.88                      | \$7.67                     | \$6.88                     | \$6.85                     |
| <b>Net Operating Income</b>               | \$557,126                   | \$319,642                  | \$622,663                  | \$363,477                  |
| <b>Full Market Value</b>                  | \$4,045,998                 | \$1,357,000                | \$4,521,000                | \$2,561,000                |
| <b>Market Value per SqFt</b>              | \$98.98                     | \$62.89                    | \$98.99                    | \$78.00                    |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.73                       | 0.65                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01957-7501                | 3-02014-0035               | 3-02096-0014               | 3-02011-0021               |
| <b>Condominium Section</b>                | 0232-R2                     |                            |                            |                            |
| <b>Address</b>                            | 387 ADELPHI STREET          | 468 GRAND AVENUE           | 205 ASHLAND PLACE          | 515 CLINTON AVENUE         |
| <b>Neighborhood</b>                       | FORT GREENE                 | CLINTON HILL               | FORT GREENE                | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 16                         | 20                         |
| <b>Year Built</b>                         |                             | 1930                       | 1931                       | 1930                       |
| <b>Gross SqFt</b>                         | 19,724                      | 13,900                     | 25,032                     | 13,332                     |
| <b>Estimated Gross Income</b>             | \$384,618                   | \$271,072                  | \$653,292                  | \$208,241                  |
| <b>Gross Income per SqFt</b>              | \$19.50                     | \$19.50                    | \$26.10                    | \$15.62                    |
| <b>Estimated Expense</b>                  | \$138,462                   | \$97,617                   | \$198,815                  | \$87,461                   |
| <b>Expense SqFt</b>                       | \$7.02                      | \$7.02                     | \$7.94                     | \$6.56                     |
| <b>Net Operating Income</b>               | \$246,156                   | \$173,455                  | \$454,477                  | \$120,780                  |
| <b>Full Market Value</b>                  | \$1,769,000                 | \$1,246,000                | \$3,431,000                | \$820,000                  |
| <b>Market Value per SqFt</b>              | \$89.69                     | \$89.64                    | \$137.06                   | \$61.51                    |
| <b>Distance from Condominium in miles</b> |                             | 0.44                       | 0.50                       | 0.27                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01957-7501                | 3-02096-0014               | 3-02014-0035               | 3-02011-0021               |
| <b>Condominium Section</b>                | 0232-R3                     |                            |                            |                            |
| <b>Address</b>                            | 421 ADELPHI STREET          | 205 ASHLAND PLACE          | 468 GRAND AVENUE           | 515 CLINTON AVENUE         |
| <b>Neighborhood</b>                       | FORT GREENE                 | FORT GREENE                | CLINTON HILL               | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 23                          | 16                         | 16                         | 20                         |
| <b>Year Built</b>                         |                             | 1931                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 31,540                      | 25,032                     | 13,900                     | 13,332                     |
| <b>Estimated Gross Income</b>             | \$615,030                   | \$653,292                  | \$271,072                  | \$208,241                  |
| <b>Gross Income per SqFt</b>              | \$19.50                     | \$26.10                    | \$19.50                    | \$15.62                    |
| <b>Estimated Expense</b>                  | \$221,411                   | \$198,815                  | \$97,617                   | \$87,461                   |
| <b>Expense SqFt</b>                       | \$7.02                      | \$7.94                     | \$7.02                     | \$6.56                     |
| <b>Net Operating Income</b>               | \$393,619                   | \$454,477                  | \$173,455                  | \$120,780                  |
| <b>Full Market Value</b>                  | \$2,829,000                 | \$3,431,000                | \$1,246,000                | \$820,000                  |
| <b>Market Value per SqFt</b>              | \$89.70                     | \$137.06                   | \$89.64                    | \$61.51                    |
| <b>Distance from Condominium in miles</b> |                             | 0.50                       | 0.44                       | 0.27                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01957-7501                | 3-01153-0010               | 3-02014-0035               | 3-01963-0028               |
| <b>Condominium Section</b>                | 0232-R4                     |                            |                            |                            |
| <b>Address</b>                            | 5 GATES AVENUE              | 93 UNDERHILL AVENUE        | 468 GRAND AVENUE           | 407 WASHINGTON AVENUE      |
| <b>Neighborhood</b>                       | FORT GREENE                 | PROSPECT HEIGHTS           | CLINTON HILL               | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 28                          | 35                         | 16                         | 24                         |
| <b>Year Built</b>                         |                             | 1930                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 34,890                      | 32,835                     | 13,900                     | 19,744                     |
| <b>Estimated Gross Income</b>             | \$659,770                   | \$588,389                  | \$271,072                  | \$373,352                  |
| <b>Gross Income per SqFt</b>              | \$18.91                     | \$17.92                    | \$19.50                    | \$18.91                    |
| <b>Estimated Expense</b>                  | \$204,804                   | \$224,912                  | \$97,617                   | \$115,880                  |
| <b>Expense SqFt</b>                       | \$5.87                      | \$6.85                     | \$7.02                     | \$5.87                     |
| <b>Net Operating Income</b>               | \$454,966                   | \$363,477                  | \$173,455                  | \$257,472                  |
| <b>Full Market Value</b>                  | \$3,246,997                 | \$2,561,000                | \$1,246,000                | \$1,837,000                |
| <b>Market Value per SqFt</b>              | \$93.06                     | \$78.00                    | \$89.64                    | \$93.04                    |
| <b>Distance from Condominium in miles</b> |                             | 0.59                       | 0.39                       | 0.21                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01960-7501                | 3-01948-0042               | 3-01148-0001               | 3-02073-0015               |
| <b>Condominium Section</b>                | 1305-R1                     |                            |                            |                            |
| <b>Address</b>                            | 430 CLINTON AVENUE          | 83 CLIFTON PLACE           | 597 GRAND AVENUE           | 163 CARLTON AVENUE         |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | CROWN HEIGHTS              | FORT GREENE                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 48                          | 40                         | 52                         | 32                         |
| <b>Year Built</b>                         | 1930                        | 1939                       | 1900                       | 1925                       |
| <b>Gross SqFt</b>                         | 38,056                      | 57,937                     | 56,377                     | 38,000                     |
| <b>Estimated Gross Income</b>             | \$645,430                   | \$981,148                  | \$956,250                  | \$743,081                  |
| <b>Gross Income per SqFt</b>              | \$16.96                     | \$16.93                    | \$16.96                    | \$19.55                    |
| <b>Estimated Expense</b>                  | \$197,130                   | \$412,082                  | \$292,227                  | \$304,235                  |
| <b>Expense SqFt</b>                       | \$5.18                      | \$7.11                     | \$5.18                     | \$8.01                     |
| <b>Net Operating Income</b>               | \$448,300                   | \$569,066                  | \$664,023                  | \$438,846                  |
| <b>Full Market Value</b>                  | \$3,114,003                 | \$3,951,000                | \$4,521,000                | \$3,037,000                |
| <b>Market Value per SqFt</b>              | \$81.83                     | \$68.19                    | \$80.19                    | \$79.92                    |
| <b>Distance from Condominium in miles</b> |                             | 0.40                       | 0.66                       | 0.54                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01966-7502                | 3-01948-0020               | 3-01970-0001               | 3-01985-0036               |
| <b>Condominium Section</b>                | 1646-R1                     |                            |                            |                            |
| <b>Address</b>                            | 252 GREENE AVENUE           | 352 LAFAYETTE AVENUE       | 51 CLASSON AVENUE          | 256 GATES AVENUE           |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 16                         | 20                         | 12                         |
| <b>Year Built</b>                         | 1930                        | 1905                       | 1930                       | 1931                       |
| <b>Gross SqFt</b>                         | 9,280                       | 10,480                     | 14,796                     | 14,600                     |
| <b>Estimated Gross Income</b>             | \$131,962                   | \$149,001                  | \$302,745                  | \$161,846                  |
| <b>Gross Income per SqFt</b>              | \$14.22                     | \$14.22                    | \$20.46                    | \$11.09                    |
| <b>Estimated Expense</b>                  | \$63,568                    | \$71,803                   | \$98,434                   | \$89,104                   |
| <b>Expense SqFt</b>                       | \$6.85                      | \$6.85                     | \$6.65                     | \$6.10                     |
| <b>Net Operating Income</b>               | \$68,394                    | \$77,198                   | \$204,311                  | \$72,742                   |
| <b>Full Market Value</b>                  | \$450,998                   | \$425,000                  | \$1,328,000                | \$438,000                  |
| <b>Market Value per SqFt</b>              | \$48.60                     | \$40.55                    | \$89.75                    | \$30.00                    |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.15                       | 0.21                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01966-7503                | 3-02120-0017               | 3-01968-0032               | 3-02014-0035               |
| <b>Condominium Section</b>                | 1956-R1                     |                            |                            |                            |
| <b>Address</b>                            | 242 GREENE AVENUE           | 140 LAFAYETTE AVENUE       | 1084 BEDFORD AVENUE        | 468 GRAND AVENUE           |
| <b>Neighborhood</b>                       | CLINTON HILL                | FORT GREENE                | BEDFORD STUYVESANT         | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C4-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 13                          | 12                         | 22                         | 16                         |
| <b>Year Built</b>                         | 1930                        | 1930                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 20,857                      | 7,946                      | 11,650                     | 13,900                     |
| <b>Estimated Gross Income</b>             | \$477,000                   | \$212,267                  | \$266,379                  | \$271,072                  |
| <b>Gross Income per SqFt</b>              | \$22.87                     | \$26.71                    | \$22.87                    | \$19.50                    |
| <b>Estimated Expense</b>                  | \$196,682                   | \$90,385                   | \$109,805                  | \$97,617                   |
| <b>Expense SqFt</b>                       | \$9.43                      | \$11.37                    | \$9.43                     | \$7.02                     |
| <b>Net Operating Income</b>               | \$280,318                   | \$121,882                  | \$156,574                  | \$173,455                  |
| <b>Full Market Value</b>                  | \$2,077,998                 | \$920,000                  | \$1,160,000                | \$1,246,000                |
| <b>Market Value per SqFt</b>              | \$99.63                     | \$115.78                   | \$99.57                    | \$89.64                    |
| <b>Distance from Condominium in miles</b> |                             | 0.53                       | 0.28                       | 0.34                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01967-7503                | 3-01948-0040               | 3-01973-0051               | 3-01976-0014               |
| <b>Condominium Section</b>                | 2237-R1                     |                            |                            |                            |
| <b>Address</b>                            | 95 LEXINGTON AVENUE         | 91 CLIFTON PLACE           | 261 GATES AVENUE           | 480 CLINTON AVENUE         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | CLINTON HILL               | BEDFORD STUYVESANT         | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D5-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 20                          | 22                         | 30                         | 20                         |
| <b>Year Built</b>                         | 1910                        | 1920                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 29,817                      | 22,500                     | 23,328                     | 17,000                     |
| <b>Estimated Gross Income</b>             | \$460,971                   | \$347,936                  | \$450,533                  | \$210,826                  |
| <b>Gross Income per SqFt</b>              | \$15.46                     | \$15.46                    | \$19.31                    | \$12.40                    |
| <b>Estimated Expense</b>                  | \$129,108                   | \$97,526                   | \$185,810                  | \$67,203                   |
| <b>Expense SqFt</b>                       | \$4.33                      | \$4.33                     | \$7.97                     | \$3.95                     |
| <b>Net Operating Income</b>               | \$331,863                   | \$250,410                  | \$264,723                  | \$143,623                  |
| <b>Full Market Value</b>                  | \$2,245,999                 | \$1,695,000                | \$1,898,000                | \$774,000                  |
| <b>Market Value per SqFt</b>              | \$75.33                     | \$75.33                    | \$81.36                    | \$45.53                    |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.10                       | 0.53                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01967-7504                | 3-01948-0042               | 3-01961-0027               | 3-01751-0010               |
| <b>Condominium Section</b>                | 2412-R1                     |                            |                            |                            |
| <b>Address</b>                            | 105 LEXINGTON AVENUE        | 83 CLIFTON PLACE           | 389 CLINTON AVENUE         | 141 SPENCER STREET         |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | CLINTON HILL               | CLINTON HILL               | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D2-ELEVATOR                |
| <b>Total Units</b>                        | 32                          | 40                         | 41                         | 40                         |
| <b>Year Built</b>                         | 1930                        | 1939                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 50,008                      | 57,937                     | 51,089                     | 49,752                     |
| <b>Estimated Gross Income</b>             | \$686,110                   | \$981,148                  | \$514,213                  | \$682,367                  |
| <b>Gross Income per SqFt</b>              | \$13.72                     | \$16.93                    | \$10.07                    | \$13.72                    |
| <b>Estimated Expense</b>                  | \$166,027                   | \$412,082                  | \$185,169                  | \$165,338                  |
| <b>Expense SqFt</b>                       | \$3.32                      | \$7.11                     | \$3.62                     | \$3.32                     |
| <b>Net Operating Income</b>               | \$520,083                   | \$569,066                  | \$329,044                  | \$517,029                  |
| <b>Full Market Value</b>                  | \$3,390,000                 | \$3,951,000                | \$1,395,000                | \$3,370,000                |
| <b>Market Value per SqFt</b>              | \$67.79                     | \$68.19                    | \$27.31                    | \$67.74                    |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.46                       | 0.50                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01969-7501                | 3-01909-0011               | 3-01153-0010               | 3-01813-0083               |
| <b>Condominium Section</b>                | 0256-R1                     |                            |                            |                            |
| <b>Address</b>                            | 319 GRAND AVENUE            | 139 EMERSON PLACE          | 93 UNDERHILL AVENUE        | 215 MONROE STREET          |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | PROSPECT HEIGHTS           | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 48                          | 50                         | 35                         | 43                         |
| <b>Year Built</b>                         | 1957                        | 1946                       | 1930                       | 1923                       |
| <b>Gross SqFt</b>                         | 59,400                      | 45,670                     | 32,835                     | 23,680                     |
| <b>Estimated Gross Income</b>             | \$1,064,448                 | \$936,763                  | \$588,389                  | \$397,354                  |
| <b>Gross Income per SqFt</b>              | \$17.92                     | \$20.51                    | \$17.92                    | \$16.78                    |
| <b>Estimated Expense</b>                  | \$406,890                   | \$314,100                  | \$224,912                  | \$175,699                  |
| <b>Expense SqFt</b>                       | \$6.85                      | \$6.88                     | \$6.85                     | \$7.42                     |
| <b>Net Operating Income</b>               | \$657,558                   | \$622,663                  | \$363,477                  | \$221,655                  |
| <b>Full Market Value</b>                  | \$4,413,024                 | \$4,521,000                | \$2,561,000                | \$1,072,000                |
| <b>Market Value per SqFt</b>              | \$74.29                     | \$98.99                    | \$78.00                    | \$45.27                    |
| <b>Distance from Condominium in miles</b> |                             | 0.51                       | 0.61                       | 0.67                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01969-7503                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 3078-R1                     |                            |                            |                            |
| <b>Address</b>                            | 27 QUINCY STREET            | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | CLINTON HILL                | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 16                          | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 1939                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 15,921                      | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$338,003                   | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$155,389                   | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$182,614                   | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$1,335,000                 | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$83.85                     | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 1.25                       | 2.31                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01972-7501                | 3-01948-0020               | 3-01970-0001               | 3-01984-0011               |
| <b>Condominium Section</b>                | 2388-R1                     |                            |                            |                            |
| <b>Address</b>                            | 420 CLASSON AVENUE          | 352 LAFAYETTE AVENUE       | 51 CLASSON AVENUE          | 51 IRVING PLACE            |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | BEDFORD STUYVESANT         | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 16                         | 20                         | 14                         |
| <b>Year Built</b>                         | 1899                        | 1905                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 10,734                      | 10,480                     | 14,796                     | 9,180                      |
| <b>Estimated Gross Income</b>             | \$219,618                   | \$149,001                  | \$302,745                  | \$189,637                  |
| <b>Gross Income per SqFt</b>              | \$20.46                     | \$14.22                    | \$20.46                    | \$20.66                    |
| <b>Estimated Expense</b>                  | \$71,381                    | \$71,803                   | \$98,434                   | \$58,980                   |
| <b>Expense SqFt</b>                       | \$6.65                      | \$6.85                     | \$6.65                     | \$6.42                     |
| <b>Net Operating Income</b>               | \$148,237                   | \$77,198                   | \$204,311                  | \$130,657                  |
| <b>Full Market Value</b>                  | \$1,075,999                 | \$425,000                  | \$1,328,000                | \$950,000                  |
| <b>Market Value per SqFt</b>              | \$100.24                    | \$40.55                    | \$89.75                    | \$103.49                   |
| <b>Distance from Condominium in miles</b> |                             | 0.21                       | 0.13                       | 0.11                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01974-7501                | 3-01148-0080               | 3-01813-0083               |                            |
| <b>Condominium Section</b>                | 2889-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1122 BEDFORD AVENUE         | 399 ST MARK'S AVENUE       | 215 MONROE STREET          |                            |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | CROWN HEIGHTS              | BEDFORD STUYVESANT         |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 72                          | 24                         | 43                         |                            |
| <b>Year Built</b>                         | 2009                        | 2000                       | 1923                       |                            |
| <b>Gross SqFt</b>                         | 79,381                      | 33,792                     | 23,680                     |                            |
| <b>Estimated Gross Income</b>             | \$1,257,395                 | \$503,136                  | \$397,354                  |                            |
| <b>Gross Income per SqFt</b>              | \$15.84                     | \$14.89                    | \$16.78                    |                            |
| <b>Estimated Expense</b>                  | \$548,523                   | \$216,295                  | \$175,699                  |                            |
| <b>Expense SqFt</b>                       | \$6.91                      | \$6.40                     | \$7.42                     |                            |
| <b>Net Operating Income</b>               | \$708,872                   | \$286,841                  | \$221,655                  |                            |
| <b>Full Market Value</b>                  | \$3,622,740                 | \$1,920,000                | \$1,072,000                |                            |
| <b>Market Value per SqFt</b>              | \$45.64                     | \$56.82                    | \$45.27                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.65                       | 0.34                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01979-7501                | 3-02014-0035               | 3-01131-0003               | 3-01943-0038               |
| <b>Condominium Section</b>                | 1212-R1                     |                            |                            |                            |
| <b>Address</b>                            | 226 ST JAMES PLACE          | 468 GRAND AVENUE           | 41 UNDERHILL AVENUE        | 392 CLINTON AVENUE         |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | PROSPECT HEIGHTS           | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 8                           | 16                         | 12                         | 16                         |
| <b>Year Built</b>                         | 1920                        | 1930                       | 1931                       | 1905                       |
| <b>Gross SqFt</b>                         | 7,370                       | 13,900                     | 7,237                      | 16,720                     |
| <b>Estimated Gross Income</b>             | \$143,715                   | \$271,072                  | \$174,988                  | \$240,857                  |
| <b>Gross Income per SqFt</b>              | \$19.50                     | \$19.50                    | \$24.18                    | \$14.41                    |
| <b>Estimated Expense</b>                  | \$51,737                    | \$97,617                   | \$73,956                   | \$112,378                  |
| <b>Expense SqFt</b>                       | \$7.02                      | \$7.02                     | \$10.22                    | \$6.72                     |
| <b>Net Operating Income</b>               | \$91,978                    | \$173,455                  | \$101,032                  | \$128,479                  |
| <b>Full Market Value</b>                  | \$661,001                   | \$1,246,000                | \$756,000                  | \$594,000                  |
| <b>Market Value per SqFt</b>              | \$89.69                     | \$89.64                    | \$104.46                   | \$35.53                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.26                       | 0.31                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01979-7502                | 3-01978-0029               | 3-01976-0016               | 3-01948-0040               |
| <b>Condominium Section</b>                | 1982-R1                     |                            |                            |                            |
| <b>Address</b>                            | 483 WASHINGTON AVENUE       | 506 WASHINGTON AVENUE      | 484 CLINTON AVENUE         | 91 CLIFTON PLACE           |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | CLINTON HILL               | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 23                         | 20                         | 22                         |
| <b>Year Built</b>                         | 2007                        | 2005                       | 1931                       | 1920                       |
| <b>Gross SqFt</b>                         | 18,039                      | 30,935                     | 17,000                     | 22,500                     |
| <b>Estimated Gross Income</b>             | \$278,883                   | \$542,547                  | \$210,826                  | \$347,936                  |
| <b>Gross Income per SqFt</b>              | \$15.46                     | \$17.54                    | \$12.40                    | \$15.46                    |
| <b>Estimated Expense</b>                  | \$78,109                    | \$143,446                  | \$107,521                  | \$97,526                   |
| <b>Expense SqFt</b>                       | \$4.33                      | \$4.64                     | \$6.32                     | \$4.33                     |
| <b>Net Operating Income</b>               | \$200,774                   | \$399,101                  | \$103,305                  | \$250,410                  |
| <b>Full Market Value</b>                  | \$1,359,000                 | \$2,796,000                | \$650,000                  | \$1,695,000                |
| <b>Market Value per SqFt</b>              | \$75.34                     | \$90.38                    | \$38.24                    | \$75.33                    |
| <b>Distance from Condominium in miles</b> |                             | 0.06                       | 0.16                       | 0.36                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01984-7501                | 3-02014-0035               | 3-01954-0002               | 3-01970-0001               |
| <b>Condominium Section</b>                | 1678-R1                     |                            |                            |                            |
| <b>Address</b>                            | 13 IRVING PLACE             | 468 GRAND AVENUE           | 329 FRANKLIN AVENUE        | 51 CLASSON AVENUE          |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 16                         | 20                         |
| <b>Year Built</b>                         | 2006                        | 1930                       | 1905                       | 1930                       |
| <b>Gross SqFt</b>                         | 11,725                      | 13,900                     | 12,208                     | 14,796                     |
| <b>Estimated Gross Income</b>             | \$228,638                   | \$271,072                  | \$147,468                  | \$302,745                  |
| <b>Gross Income per SqFt</b>              | \$19.50                     | \$19.50                    | \$12.08                    | \$20.46                    |
| <b>Estimated Expense</b>                  | \$82,310                    | \$97,617                   | \$68,909                   | \$98,434                   |
| <b>Expense SqFt</b>                       | \$7.02                      | \$7.02                     | \$5.64                     | \$6.65                     |
| <b>Net Operating Income</b>               | \$146,328                   | \$173,455                  | \$78,559                   | \$204,311                  |
| <b>Full Market Value</b>                  | \$1,052,005                 | \$1,246,000                | \$489,000                  | \$1,328,000                |
| <b>Market Value per SqFt</b>              | \$89.72                     | \$89.64                    | \$40.06                    | \$89.75                    |
| <b>Distance from Condominium in miles</b> |                             | 0.21                       | 0.34                       | 0.18                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-01986-7501                | 3-01925-0042               | 3-01978-0029               | 3-01948-0040               |
| <b>Condominium Section</b>                | 2555-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1142 BEDFORD AVENUE         | 950 KENT AVENUE            | 506 WASHINGTON AVENUE      | 91 CLIFTON PLACE           |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | CLINTON HILL               | CLINTON HILL               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D7-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 29                          | 104                        | 23                         | 22                         |
| <b>Year Built</b>                         | 2009                        | 2005                       | 2005                       | 1920                       |
| <b>Gross SqFt</b>                         | 24,001                      | 30,576                     | 30,935                     | 22,500                     |
| <b>Estimated Gross Income</b>             | \$384,736                   | \$490,173                  | \$542,547                  | \$347,936                  |
| <b>Gross Income per SqFt</b>              | \$16.03                     | \$16.03                    | \$17.54                    | \$15.46                    |
| <b>Estimated Expense</b>                  | \$106,084                   | \$240,185                  | \$143,446                  | \$97,526                   |
| <b>Expense SqFt</b>                       | \$4.42                      | \$7.86                     | \$4.64                     | \$4.33                     |
| <b>Net Operating Income</b>               | \$278,652                   | \$249,988                  | \$399,101                  | \$250,410                  |
| <b>Full Market Value</b>                  | \$2,186,001                 | \$1,710,000                | \$2,796,000                | \$1,695,000                |
| <b>Market Value per SqFt</b>              | \$91.08                     | \$55.93                    | \$90.38                    | \$75.33                    |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.54                       | 0.38                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02000-7501                | 3-01949-0027               | 3-01152-0078               |                            |
| <b>Condominium Section</b>                | 1101-R1                     |                            |                            |                            |
| <b>Address</b>                            | 124 BEDFORD AVENUE          | 426 LAFAYETTE AVENUE       | 269 PROSPECT PLACE         |                            |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | BEDFORD STUYVESANT         | PROSPECT HEIGHTS           |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 36                          | 24                         | 29                         |                            |
| <b>Year Built</b>                         | 2003                        | 2009                       | 1985                       |                            |
| <b>Gross SqFt</b>                         | 32,500                      | 27,797                     | 15,384                     |                            |
| <b>Estimated Gross Income</b>             | \$681,200                   | \$601,520                  | \$311,868                  |                            |
| <b>Gross Income per SqFt</b>              | \$20.96                     | \$21.64                    | \$20.27                    |                            |
| <b>Estimated Expense</b>                  | \$346,450                   | \$288,730                  | \$168,065                  |                            |
| <b>Expense SqFt</b>                       | \$10.66                     | \$10.39                    | \$10.92                    |                            |
| <b>Net Operating Income</b>               | \$334,750                   | \$312,790                  | \$143,803                  |                            |
| <b>Full Market Value</b>                  | \$2,441,000                 | \$2,296,000                | \$855,000                  |                            |
| <b>Market Value per SqFt</b>              | \$75.11                     | \$82.60                    | \$55.58                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.56                       | 0.74                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02004-7501                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 2729-R1                     |                            |                            |                            |
| <b>Address</b>                            | 212 SOUTH OXFORD STREET     | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | FORT GREENE                 | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 80                          | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 2009                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 110,828                     | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$2,352,878                 | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$1,081,681                 | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$1,271,197                 | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$9,296,000                 | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$83.88                     | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.68                       | 2.91                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02013-7501                | 3-01188-0044               | 3-01153-0010               | 3-01176-0015               |
| <b>Condominium Section</b>                | 0292-R1                     |                            |                            |                            |
| <b>Address</b>                            | 555 WASHINGTON AVENUE       | 1000 PRESIDENT STREET      | 93 UNDERHILL AVENUE        | 356 ST JOHN'S PLACE        |
| <b>Neighborhood</b>                       | CLINTON HILL                | CROWN HEIGHTS              | PROSPECT HEIGHTS           | PROSPECT HEIGHTS           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 53                          | 57                         | 35                         | 40                         |
| <b>Year Built</b>                         | 1915                        | 1924                       | 1930                       | 1914                       |
| <b>Gross SqFt</b>                         | 63,540                      | 60,000                     | 32,835                     | 35,592                     |
| <b>Estimated Gross Income</b>             | \$1,062,389                 | \$906,252                  | \$588,389                  | \$595,084                  |
| <b>Gross Income per SqFt</b>              | \$16.72                     | \$15.10                    | \$17.92                    | \$16.72                    |
| <b>Estimated Expense</b>                  | \$268,139                   | \$358,697                  | \$224,912                  | \$150,031                  |
| <b>Expense SqFt</b>                       | \$4.22                      | \$5.98                     | \$6.85                     | \$4.22                     |
| <b>Net Operating Income</b>               | \$794,250                   | \$547,555                  | \$363,477                  | \$445,053                  |
| <b>Full Market Value</b>                  | \$5,494,993                 | \$2,142,000                | \$2,561,000                | \$2,409,000                |
| <b>Market Value per SqFt</b>              | \$86.48                     | \$35.70                    | \$78.00                    | \$67.68                    |
| <b>Distance from Condominium in miles</b> |                             | 0.93                       | 0.33                       | 0.58                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02013-7502                | 3-02014-0035               | 3-02013-0041               | 3-02013-0141               |
| <b>Condominium Section</b>                | 1483-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1838 WEST 13 STREET         | 468 GRAND AVENUE           | 260 ST JAMES PLACE         | 262 ST JAMES PLACE         |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | CLINTON HILL               | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 11                          | 16                         | 20                         | 20                         |
| <b>Year Built</b>                         | 2005                        | 1930                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 12,942                      | 13,900                     | 10,060                     | 10,060                     |
| <b>Estimated Gross Income</b>             | \$268,158                   | \$271,072                  | \$208,482                  | \$208,482                  |
| <b>Gross Income per SqFt</b>              | \$20.72                     | \$19.50                    | \$20.72                    | \$20.72                    |
| <b>Estimated Expense</b>                  | \$122,690                   | \$97,617                   | \$95,357                   | \$95,356                   |
| <b>Expense SqFt</b>                       | \$9.48                      | \$7.02                     | \$9.48                     | \$9.48                     |
| <b>Net Operating Income</b>               | \$145,468                   | \$173,455                  | \$113,125                  | \$113,126                  |
| <b>Full Market Value</b>                  | \$1,057,998                 | \$1,246,000                | \$823,000                  | \$823,000                  |
| <b>Market Value per SqFt</b>              | \$81.75                     | \$89.64                    | \$81.81                    | \$81.81                    |
| <b>Distance from Condominium in miles</b> |                             | 0.08                       | 0.00                       | 0.00                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02013-7503                | 3-01979-0015               | 3-00407-0026               | 3-01156-0001               |
| <b>Condominium Section</b>                | 2958-R1                     |                            |                            |                            |
| <b>Address</b>                            | 545 WASHINGTON AVENUE       | 475 WASHINGTON AVENUE      | 126 4 AVENUE               | 699 CLASSON AVENUE         |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | GOWANUS                    | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 64                          | 62                         | 56                         | 76                         |
| <b>Year Built</b>                         | 2009                        | 1931                       | 2006                       | 1930                       |
| <b>Gross SqFt</b>                         | 66,778                      | 63,450                     | 62,292                     | 71,567                     |
| <b>Estimated Gross Income</b>             | \$1,334,892                 | \$1,268,113                | \$1,713,487                | \$1,381,190                |
| <b>Gross Income per SqFt</b>              | \$19.99                     | \$19.99                    | \$27.51                    | \$19.30                    |
| <b>Estimated Expense</b>                  | \$362,605                   | \$344,228                  | \$579,931                  | \$307,768                  |
| <b>Expense SqFt</b>                       | \$5.43                      | \$5.43                     | \$9.31                     | \$4.30                     |
| <b>Net Operating Income</b>               | \$972,287                   | \$923,885                  | \$1,133,556                | \$1,073,422                |
| <b>Full Market Value</b>                  | \$8,021,832                 | \$6,675,000                | \$7,830,000                | \$6,740,000                |
| <b>Market Value per SqFt</b>              | \$120.13                    | \$105.20                   | \$125.70                   | \$94.18                    |
| <b>Distance from Condominium in miles</b> |                             | 0.12                       | 0.97                       | 0.53                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02014-7501                | 3-02014-0035               | 3-01162-0010               | 3-02013-0141               |
| <b>Condominium Section</b>                | 2063-R1                     |                            |                            |                            |
| <b>Address</b>                            | 936 FULTON STREET           | 468 GRAND AVENUE           | 635 GRAND AVENUE           | 262 ST JAMES PLACE         |
| <b>Neighborhood</b>                       | CLINTON HILL                | CLINTON HILL               | CROWN HEIGHTS              | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 11                          | 16                         | 11                         | 20                         |
| <b>Year Built</b>                         |                             | 1930                       | 1931                       | 1930                       |
| <b>Gross SqFt</b>                         | 7,631                       | 13,900                     | 6,924                      | 10,060                     |
| <b>Estimated Gross Income</b>             | \$158,114                   | \$271,072                  | \$164,523                  | \$208,482                  |
| <b>Gross Income per SqFt</b>              | \$20.72                     | \$19.50                    | \$23.76                    | \$20.72                    |
| <b>Estimated Expense</b>                  | \$72,342                    | \$97,617                   | \$44,715                   | \$95,356                   |
| <b>Expense SqFt</b>                       | \$9.48                      | \$7.02                     | \$6.46                     | \$9.48                     |
| <b>Net Operating Income</b>               | \$85,772                    | \$173,455                  | \$119,808                  | \$113,126                  |
| <b>Full Market Value</b>                  | \$624,001                   | \$1,246,000                | \$893,000                  | \$823,000                  |
| <b>Market Value per SqFt</b>              | \$81.77                     | \$89.64                    | \$128.97                   | \$81.81                    |
| <b>Distance from Condominium in miles</b> |                             | 0.00                       | 0.45                       | 0.08                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02016-7501                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 2981-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1078 FULTON STREET          | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | BEDFORD STUYVESANT          | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | RR-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 45                          | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 2011                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 45,035                      | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$956,093                   | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$439,542                   | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$516,551                   | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$3,778,000                 | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$83.89                     | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 1.57                       | 2.04                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02044-7501         | 3-01914-0135        | 3-01914-0036        | 3-01914-0035        |
| Condominium Section                | 2509-R1              |                     |                     |                     |
| Address                            | 80 ADELPHI STREET    | 904 BEDFORD AVENUE  | 908 BEDFORD AVENUE  | 902 BEDFORD AVENUE  |
| Neighborhood                       | FORT GREENE          | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D3-ELEVATOR         | D3-ELEVATOR         |
| Total Units                        | 13                   | 18                  | 18                  | 18                  |
| Year Built                         | 2007                 | 2005                | 2005                | 2005                |
| Gross SqFt                         | 8,888                | 26,000              | 26,000              | 13,000              |
| Estimated Gross Income             | \$188,514            | \$551,570           | \$551,570           | \$273,319           |
| Gross Income per SqFt              | \$21.21              | \$21.21             | \$21.21             | \$21.02             |
| Estimated Expense                  | \$43,996             | \$128,755           | \$128,755           | \$80,614            |
| Expense SqFt                       | \$4.95               | \$4.95              | \$4.95              | \$6.20              |
| Net Operating Income               | \$144,518            | \$422,815           | \$422,815           | \$192,705           |
| Full Market Value                  | \$1,057,001          | \$2,887,000         | \$2,860,000         | \$1,377,000         |
| Market Value per SqFt              | \$118.92             | \$111.04            | \$110.00            | \$105.92            |
| Distance from Condominium in miles |                      | 0.85                | 0.85                | 0.85                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02045-7501         | 3-00171-0049         | 3-01514-0018        |                     |
| Condominium Section                | 3031-R1              |                      |                     |                     |
| Address                            | 150 CLERMONT AVENUE  | 337 STATE STREET     | 354 CHAUNCEY STREET |                     |
| Neighborhood                       | FORT GREENE          | DOWNTOWN-FULTON MALL | OCEAN HILL          |                     |
| Building Classification            | RR-CONDOMINIUM       | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 52                   | 60                   | 16                  |                     |
| Year Built                         | 2010                 | 1930                 | 1906                |                     |
| Gross SqFt                         | 77,467               | 39,770               | 7,280               |                     |
| Estimated Gross Income             | \$1,644,624          | \$917,632            | \$165,306           |                     |
| Gross Income per SqFt              | \$21.23              | \$23.07              | \$22.71             |                     |
| Estimated Expense                  | \$756,078            | \$348,953            | \$83,162            |                     |
| Expense SqFt                       | \$9.76               | \$8.77               | \$11.42             |                     |
| Net Operating Income               | \$888,546            | \$568,679            | \$82,144            |                     |
| Full Market Value                  | \$6,427,000          | \$4,221,000          | \$605,000           |                     |
| Market Value per SqFt              | \$82.96              | \$106.14             | \$83.10             |                     |
| Distance from Condominium in miles |                      | 0.84                 | 2.95                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02049-7501                | 3-00254-0006               | 3-00171-0049               | 3-00407-0026               |
| <b>Condominium Section</b>                | 1278-R1                     |                            |                            |                            |
| <b>Address</b>                            | 176 JOHNSON STREET          | 141 JORALEMON STREET       | 337 STATE STREET           | 126 4 AVENUE               |
| <b>Neighborhood</b>                       | DOWNTOWN-METROTECH          | BROOKLYN HEIGHTS           | DOWNTOWN-FULTON MALL       | GOWANUS                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 56                          | 47                         | 60                         | 56                         |
| <b>Year Built</b>                         | 1926                        | 1923                       | 1930                       | 2006                       |
| <b>Gross SqFt</b>                         | 58,179                      | 46,410                     | 39,770                     | 62,292                     |
| <b>Estimated Gross Income</b>             | \$1,342,190                 | \$1,052,050                | \$917,632                  | \$1,713,487                |
| <b>Gross Income per SqFt</b>              | \$23.07                     | \$22.67                    | \$23.07                    | \$27.51                    |
| <b>Estimated Expense</b>                  | \$510,230                   | \$323,455                  | \$348,953                  | \$579,931                  |
| <b>Expense SqFt</b>                       | \$8.77                      | \$6.97                     | \$8.77                     | \$9.31                     |
| <b>Net Operating Income</b>               | \$831,960                   | \$728,595                  | \$568,679                  | \$1,133,556                |
| <b>Full Market Value</b>                  | \$6,171,998                 | \$5,392,000                | \$4,221,000                | \$7,830,000                |
| <b>Market Value per SqFt</b>              | \$106.09                    | \$116.18                   | \$106.14                   | \$125.70                   |
| <b>Distance from Condominium in miles</b> |                             | 0.62                       | 0.43                       | 0.93                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02058-7501                | 3-00171-0001               | 3-01156-0080               | 3-00122-0005               |
| <b>Condominium Section</b>                | 1902-R1                     |                            |                            |                            |
| <b>Address</b>                            | 101 WILLOUGHBY STREET       | 65 HOYT STREET             | 545 PROSPECT PLACE         | 277 GOLD STREET            |
| <b>Neighborhood</b>                       | DOWNTOWN-METROTECH          | DOWNTOWN-FULTON MALL       | CROWN HEIGHTS              | DOWNTOWN-METROTECH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D5-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 251                         | 158                        | 159                        | 134                        |
| <b>Year Built</b>                         | 1918                        | 2005                       | 1930                       | 2009                       |
| <b>Gross SqFt</b>                         | 332,324                     | 195,296                    | 172,800                    | 118,620                    |
| <b>Estimated Gross Income</b>             | \$7,836,200                 | \$4,605,144                | \$3,053,043                | \$2,986,782                |
| <b>Gross Income per SqFt</b>              | \$23.58                     | \$23.58                    | \$17.67                    | \$25.18                    |
| <b>Estimated Expense</b>                  | \$2,651,946                 | \$1,559,241                | \$968,080                  | \$905,085                  |
| <b>Expense SqFt</b>                       | \$7.98                      | \$7.98                     | \$5.60                     | \$7.63                     |
| <b>Net Operating Income</b>               | \$5,184,254                 | \$3,045,903                | \$2,084,963                | \$2,081,697                |
| <b>Full Market Value</b>                  | \$38,599,001                | \$22,690,000               | \$12,393,000               | \$15,660,000               |
| <b>Market Value per SqFt</b>              | \$116.15                    | \$116.18                   | \$71.72                    | \$132.02                   |
| <b>Distance from Condominium in miles</b> |                             | 0.32                       | 1.84                       | 0.29                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02060-7501                | 3-00171-0001               |                            |                            |
| <b>Condominium Section</b>                | 2366-R1                     |                            |                            |                            |
| <b>Address</b>                            | 150 MYRTLE AVENUE           | 65 HOYT STREET             |                            |                            |
| <b>Neighborhood</b>                       | DOWNTOWN-METROTECH          | DOWNTOWN-FULTON MALL       |                            |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                |                            |                            |
| <b>Total Units</b>                        | 240                         | 158                        |                            |                            |
| <b>Year Built</b>                         | 2007                        | 2005                       |                            |                            |
| <b>Gross SqFt</b>                         | 202,727                     | 195,296                    |                            |                            |
| <b>Estimated Gross Income</b>             | \$4,780,303                 | \$4,605,144                |                            |                            |
| <b>Gross Income per SqFt</b>              | \$23.58                     | \$23.58                    |                            |                            |
| <b>Estimated Expense</b>                  | \$1,617,761                 | \$1,559,241                |                            |                            |
| <b>Expense SqFt</b>                       | \$7.98                      | \$7.98                     |                            |                            |
| <b>Net Operating Income</b>               | \$3,162,542                 | \$3,045,903                |                            |                            |
| <b>Full Market Value</b>                  | \$23,558,979                | \$22,690,000               |                            |                            |
| <b>Market Value per SqFt</b>              | \$116.21                    | \$116.18                   |                            |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.36                       |                            |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02073-7501                | 3-01892-0061               | 3-02073-0033               | 3-01943-0038               |
| <b>Condominium Section</b>                | 0132-R1                     |                            |                            |                            |
| <b>Address</b>                            | 159 CARLTON AVENUE          | 98 GRAND AVENUE            | 158 ADELPHI STREET         | 392 CLINTON AVENUE         |
| <b>Neighborhood</b>                       | FORT GREENE                 | CLINTON HILL               | FORT GREENE                | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 25                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1987                        | 1946                       | 1915                       | 1905                       |
| <b>Gross SqFt</b>                         | 22,750                      | 25,000                     | 14,604                     | 16,720                     |
| <b>Estimated Gross Income</b>             | \$399,263                   | \$579,855                  | \$256,351                  | \$240,857                  |
| <b>Gross Income per SqFt</b>              | \$17.55                     | \$23.19                    | \$17.55                    | \$14.41                    |
| <b>Estimated Expense</b>                  | \$163,800                   | \$114,329                  | \$105,104                  | \$112,378                  |
| <b>Expense SqFt</b>                       | \$7.20                      | \$4.57                     | \$7.20                     | \$6.72                     |
| <b>Net Operating Income</b>               | \$235,463                   | \$465,526                  | \$151,247                  | \$128,479                  |
| <b>Full Market Value</b>                  | \$1,650,002                 | \$3,458,000                | \$1,060,000                | \$594,000                  |
| <b>Market Value per SqFt</b>              | \$72.53                     | \$138.32                   | \$72.58                    | \$35.53                    |
| <b>Distance from Condominium in miles</b> |                             | 0.42                       | 0.00                       | 0.42                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02075-7501                | 3-02061-0101               | 3-02137-0014               | 3-00407-0026               |
| <b>Condominium Section</b>                | 2474-R1                     |                            |                            |                            |
| <b>Address</b>                            | 181 CLERMONT AVENUE         | 218 MYRTLE AVENUE          | 110 SOUTH 8 STREET         | 126 4 AVENUE               |
| <b>Neighborhood</b>                       | FORT GREENE                 | FORT GREENE                | WILLIAMSBURG-SOUTH         | GOWANUS                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 74                          | 97                         | 66                         | 56                         |
| <b>Year Built</b>                         | 2007                        | 2008                       | 2007                       | 2006                       |
| <b>Gross SqFt</b>                         | 85,404                      | 110,912                    | 63,866                     | 62,292                     |
| <b>Estimated Gross Income</b>             | \$1,786,652                 | \$2,319,997                | \$1,281,930                | \$1,713,487                |
| <b>Gross Income per SqFt</b>              | \$20.92                     | \$20.92                    | \$20.07                    | \$27.51                    |
| <b>Estimated Expense</b>                  | \$732,766                   | \$951,199                  | \$435,856                  | \$579,931                  |
| <b>Expense SqFt</b>                       | \$8.58                      | \$8.58                     | \$6.82                     | \$9.31                     |
| <b>Net Operating Income</b>               | \$1,053,886                 | \$1,368,798                | \$846,074                  | \$1,133,556                |
| <b>Full Market Value</b>                  | \$7,682,002                 | \$9,977,000                | \$6,116,000                | \$7,830,000                |
| <b>Market Value per SqFt</b>              | \$89.95                     | \$89.95                    | \$95.76                    | \$125.70                   |
| <b>Distance from Condominium in miles</b> |                             | 0.56                       | 1.20                       | 1.02                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02095-7501                | 3-02096-0014               | 3-00172-0066               | 3-02098-0011               |
| <b>Condominium Section</b>                | 0054-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1 ROCKWELL PLACE            | 205 ASHLAND PLACE          | 371 STATE STREET           | 63 FT GREENE PLACE         |
| <b>Neighborhood</b>                       | FORT GREENE                 | FORT GREENE                | DOWNTOWN-FULTON MALL       | FORT GREENE                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 30                          | 16                         | 20                         | 20                         |
| <b>Year Built</b>                         | 1900                        | 1931                       | 1905                       | 1930                       |
| <b>Gross SqFt</b>                         | 34,820                      | 25,032                     | 15,070                     | 17,080                     |
| <b>Estimated Gross Income</b>             | \$739,925                   | \$653,292                  | \$228,429                  | \$363,019                  |
| <b>Gross Income per SqFt</b>              | \$21.25                     | \$26.10                    | \$15.16                    | \$21.25                    |
| <b>Estimated Expense</b>                  | \$191,858                   | \$198,815                  | \$103,740                  | \$94,093                   |
| <b>Expense SqFt</b>                       | \$5.51                      | \$7.94                     | \$6.88                     | \$5.51                     |
| <b>Net Operating Income</b>               | \$548,067                   | \$454,477                  | \$124,689                  | \$268,926                  |
| <b>Full Market Value</b>                  | \$3,341,998                 | \$3,431,000                | \$839,000                  | \$1,966,000                |
| <b>Market Value per SqFt</b>              | \$95.98                     | \$137.06                   | \$55.67                    | \$115.11                   |
| <b>Distance from Condominium in miles</b> |                             | 0.05                       | 0.24                       | 0.14                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-----------------------|-----------------------|---------------------|
| Boro-Block-Lot                     | 3-02095-7502         | 3-00056-0003          | 3-01946-0004          |                     |
| Condominium Section                | 1989-R1              |                       |                       |                     |
| Address                            | 230 ASHLAND PLACE    | 99 GOLD STREET        | 379 WASHINGTON AVENUE |                     |
| Neighborhood                       | FORT GREENE          | DOWNTOWN-FULTON FERRY | CLINTON HILL          |                     |
| Building Classification            | R4-CONDOMINIUM       | D5-ELEVATOR           | D5-ELEVATOR           |                     |
| Total Units                        | 108                  | 88                    | 86                    |                     |
| Year Built                         | 2006                 | 1919                  | 1905                  |                     |
| Gross SqFt                         | 118,153              | 109,875               | 113,924               |                     |
| Estimated Gross Income             | \$2,728,153          | \$3,067,092           | \$2,081,642           |                     |
| Gross Income per SqFt              | \$23.09              | \$27.91               | \$18.27               |                     |
| Estimated Expense                  | \$997,211            | \$1,181,202           | \$698,252             |                     |
| Expense SqFt                       | \$8.44               | \$10.75               | \$6.13                |                     |
| Net Operating Income               | \$1,730,942          | \$1,885,890           | \$1,383,390           |                     |
| Full Market Value                  | \$12,847,996         | \$14,239,000          | \$9,791,000           |                     |
| Market Value per SqFt              | \$108.74             | \$129.59              | \$85.94               |                     |
| Distance from Condominium in miles |                      | 0.90                  | 0.73                  |                     |

|                                    | CONDOMINIUM PROPERTY   | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3   |
|------------------------------------|------------------------|---------------------|-----------------------|-----------------------|
| Boro-Block-Lot                     | 3-02101-7501           | 3-01976-0014        | 3-01918-0024          | 3-01963-0025          |
| Condominium Section                | 0226-R1                |                     |                       |                       |
| Address                            | 69 SOUTH OXFORD STREET | 480 CLINTON AVENUE  | 253 WASHINGTON AVENUE | 415 WASHINGTON AVENUE |
| Neighborhood                       | FORT GREENE            | CLINTON HILL        | CLINTON HILL          | CLINTON HILL          |
| Building Classification            | R4-CONDOMINIUM         | D1-ELEVATOR         | D1-ELEVATOR           | D1-ELEVATOR           |
| Total Units                        | 22                     | 20                  | 29                    | 24                    |
| Year Built                         | 1931                   | 1930                | 1905                  | 1930                  |
| Gross SqFt                         | 21,120                 | 17,000              | 32,160                | 25,600                |
| Estimated Gross Income             | \$286,176              | \$210,826           | \$435,637             | \$452,934             |
| Gross Income per SqFt              | \$13.55                | \$12.40             | \$13.55               | \$17.69               |
| Estimated Expense                  | \$86,170               | \$67,203            | \$204,749             | \$185,703             |
| Expense SqFt                       | \$4.08                 | \$3.95              | \$6.37                | \$7.25                |
| Net Operating Income               | \$200,006              | \$143,623           | \$230,888             | \$267,231             |
| Full Market Value                  | \$1,297,998            | \$774,000           | \$1,498,000           | \$1,876,000           |
| Market Value per SqFt              | \$61.46                | \$45.53             | \$46.58               | \$73.28               |
| Distance from Condominium in miles |                        | 0.44                | 0.43                  | 0.49                  |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02101-7503                | 3-01943-0038               | 3-02096-0014               | 3-00198-0065               |
| <b>Condominium Section</b>                | 2242-R1                     |                            |                            |                            |
| <b>Address</b>                            | 264 CUMBERLAND STREET       | 392 CLINTON AVENUE         | 205 ASHLAND PLACE          | 303 BERGEN STREET          |
| <b>Neighborhood</b>                       | FORT GREENE                 | CLINTON HILL               | FORT GREENE                | BOERUM HILL                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 13                          | 16                         | 16                         | 11                         |
| <b>Year Built</b>                         | 1925                        | 1905                       | 1931                       | 1915                       |
| <b>Gross SqFt</b>                         | 17,910                      | 16,720                     | 25,032                     | 11,000                     |
| <b>Estimated Gross Income</b>             | \$467,451                   | \$240,857                  | \$653,292                  | \$289,880                  |
| <b>Gross Income per SqFt</b>              | \$26.10                     | \$14.41                    | \$26.10                    | \$26.35                    |
| <b>Estimated Expense</b>                  | \$142,205                   | \$112,378                  | \$198,815                  | \$96,185                   |
| <b>Expense SqFt</b>                       | \$7.94                      | \$6.72                     | \$7.94                     | \$8.74                     |
| <b>Net Operating Income</b>               | \$325,246                   | \$128,479                  | \$454,477                  | \$193,695                  |
| <b>Full Market Value</b>                  | \$1,815,002                 | \$594,000                  | \$3,431,000                | \$1,462,000                |
| <b>Market Value per SqFt</b>              | \$101.34                    | \$35.53                    | \$137.06                   | \$132.91                   |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.25                       | 0.52                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02106-7501                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 2252-R1                     |                            |                            |                            |
| <b>Address</b>                            | 96 ROCKWELL PLACE           | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | FORT GREENE                 | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 37                          | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 1920                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 37,829                      | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$803,110                   | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$369,211                   | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$433,899                   | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$3,171,997                 | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$83.85                     | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 3.26                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02111-7501         | 3-00171-0001         | 3-01156-0080        |                     |
| Condominium Section                | 1777-R1              |                      |                     |                     |
| Address                            | 1 HANSON PLACE       | 65 HOYT STREET       | 545 PROSPECT PLACE  |                     |
| Neighborhood                       | FORT GREENE          | DOWNTOWN-FULTON MALL | CROWN HEIGHTS       |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | D5-ELEVATOR         |                     |
| Total Units                        | 179                  | 158                  | 159                 |                     |
| Year Built                         | 1927                 | 2005                 | 1930                |                     |
| Gross SqFt                         | 206,022              | 195,296              | 172,800             |                     |
| Estimated Gross Income             | \$4,250,234          | \$4,605,144          | \$3,053,043         |                     |
| Gross Income per SqFt              | \$20.63              | \$23.58              | \$17.67             |                     |
| Estimated Expense                  | \$1,398,889          | \$1,559,241          | \$968,080           |                     |
| Expense SqFt                       | \$6.79               | \$7.98               | \$5.60              |                     |
| Net Operating Income               | \$2,851,345          | \$3,045,903          | \$2,084,963         |                     |
| Full Market Value                  | \$20,731,005         | \$22,690,000         | \$12,393,000        |                     |
| Market Value per SqFt              | \$100.63             | \$116.18             | \$71.72             |                     |
| Distance from Condominium in miles |                      | 0.43                 | 1.25                |                     |

|                                    | CONDOMINIUM PROPERTY     | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3     |
|------------------------------------|--------------------------|---------------------|---------------------|-------------------------|
| Boro-Block-Lot                     | 3-02116-7501             | 3-02117-0009        | 3-01136-0059        | 3-00167-0051            |
| Condominium Section                | 0183-R1                  |                     |                     |                         |
| Address                            | 96 SOUTH PORTLAND AVENUE | 84 LAFAYETTE AVENUE | 547 BERGEN STREET   | 323 SCHERMERHORN STREET |
| Neighborhood                       | FORT GREENE              | FORT GREENE         | PROSPECT HEIGHTS    | DOWNTOWN-FULTON MALL    |
| Building Classification            | R9-CONDOMINIUM           | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP              |
| Total Units                        | 1                        | 15                  | 16                  | 16                      |
| Year Built                         | 1931                     | 1930                | 1931                | 1905                    |
| Gross SqFt                         | 6,400                    | 8,800               | 7,996               | 6,200                   |
| Estimated Gross Income             | \$159,616                | \$188,874           | \$199,457           | \$165,303               |
| Gross Income per SqFt              | \$24.94                  | \$21.46             | \$24.94             | \$26.66                 |
| Estimated Expense                  | \$56,128                 | \$80,034            | \$70,153            | \$61,497                |
| Expense SqFt                       | \$8.77                   | \$9.09              | \$8.77              | \$9.92                  |
| Net Operating Income               | \$103,488                | \$108,840           | \$129,304           | \$103,806               |
| Full Market Value                  | \$567,000                | \$797,000           | \$971,000           | \$175,000               |
| Market Value per SqFt              | \$88.59                  | \$90.57             | \$121.44            | \$28.23                 |
| Distance from Condominium in miles |                          | 0.05                | 0.40                | 0.30                    |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02120-7501         | 3-01949-0027         | 3-01152-0078        | 3-02073-0015        |
| Condominium Section                | 1366-R1              |                      |                     |                     |
| Address                            | 381 CARLTON AVENUE   | 426 LAFAYETTE AVENUE | 269 PROSPECT PLACE  | 163 CARLTON AVENUE  |
| Neighborhood                       | FORT GREENE          | BEDFORD STUYVESANT   | PROSPECT HEIGHTS    | FORT GREENE         |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | D1-ELEVATOR         | D5-ELEVATOR         |
| Total Units                        | 27                   | 24                   | 29                  | 32                  |
| Year Built                         | 2003                 | 2009                 | 1985                | 1925                |
| Gross SqFt                         | 38,798               | 27,797               | 15,384              | 38,000              |
| Estimated Gross Income             | \$786,435            | \$601,520            | \$311,868           | \$743,081           |
| Gross Income per SqFt              | \$20.27              | \$21.64              | \$20.27             | \$19.55             |
| Estimated Expense                  | \$423,674            | \$288,730            | \$168,065           | \$304,235           |
| Expense SqFt                       | \$10.92              | \$10.39              | \$10.92             | \$8.01              |
| Net Operating Income               | \$362,761            | \$312,790            | \$143,803           | \$438,846           |
| Full Market Value                  | \$2,628,001          | \$2,296,000          | \$855,000           | \$3,037,000         |
| Market Value per SqFt              | \$67.74              | \$82.60              | \$55.58             | \$79.92             |
| Distance from Condominium in miles |                      | 0.67                 | 0.66                | 0.39                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02129-7501         | 3-02173-0027         | 3-02157-0037        |                     |
| Condominium Section                | 0795-R1              |                      |                     |                     |
| Address                            | 53 61 SOUTH 8 STREET | 186 CLYMER STREET    | 77 DIVISION AVENUE  |                     |
| Neighborhood                       | WILLIAMSBURG-SOUTH   | WILLIAMSBURG-CENTRAL | WILLIAMSBURG-SOUTH  |                     |
| Building Classification            | R2-CONDOMINIUM       | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 24                   | 35                   | 35                  |                     |
| Year Built                         | 1999                 | 1915                 | 1915                |                     |
| Gross SqFt                         | 47,988               | 21,000               | 25,500              |                     |
| Estimated Gross Income             | \$815,316            | \$319,587            | \$469,018           |                     |
| Gross Income per SqFt              | \$16.99              | \$15.22              | \$18.39             |                     |
| Estimated Expense                  | \$313,362            | \$156,598            | \$192,297           |                     |
| Expense SqFt                       | \$6.53               | \$7.46               | \$7.54              |                     |
| Net Operating Income               | \$501,954            | \$162,989            | \$276,721           |                     |
| Full Market Value                  | \$3,487,998          | \$1,021,000          | \$1,962,000         |                     |
| Market Value per SqFt              | \$72.68              | \$48.62              | \$76.94             |                     |
| Distance from Condominium in miles |                      | 0.36                 | 0.22                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02129-7502                | 3-02173-0027               | 3-02157-0037               | 3-02139-0034               |
| <b>Condominium Section</b>                | 0867-R1                     |                            |                            |                            |
| <b>Address</b>                            | 42 BROADWAY                 | 186 CLYMER STREET          | 77 DIVISION AVENUE         | 191 SOUTH 9 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-CENTRAL       | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 31                          | 35                         | 35                         | 30                         |
| <b>Year Built</b>                         | 2000                        | 1915                       | 1915                       | 1911                       |
| <b>Gross SqFt</b>                         | 60,569                      | 21,000                     | 25,500                     | 21,865                     |
| <b>Estimated Gross Income</b>             | \$943,665                   | \$319,587                  | \$469,018                  | \$301,256                  |
| <b>Gross Income per SqFt</b>              | \$15.58                     | \$15.22                    | \$18.39                    | \$13.78                    |
| <b>Estimated Expense</b>                  | \$334,341                   | \$156,598                  | \$192,297                  | \$153,641                  |
| <b>Expense SqFt</b>                       | \$5.52                      | \$7.46                     | \$7.54                     | \$7.03                     |
| <b>Net Operating Income</b>               | \$609,324                   | \$162,989                  | \$276,721                  | \$147,615                  |
| <b>Full Market Value</b>                  | \$4,134,004                 | \$1,021,000                | \$1,962,000                | \$797,000                  |
| <b>Market Value per SqFt</b>              | \$68.25                     | \$48.62                    | \$76.94                    | \$36.45                    |
| <b>Distance from Condominium in miles</b> |                             | 0.36                       | 0.22                       | 0.33                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02129-7503                | 3-02409-0011               | 3-02409-0009               | 3-02396-0021               |
| <b>Condominium Section</b>                | 1009-R1                     |                            |                            |                            |
| <b>Address</b>                            | 45 SOUTH 8 STREET           | 264 SOUTH 1 STREET         | 262 SOUTH 1 STREET         | 289 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         |                             | 1915                       | 1915                       | 1909                       |
| <b>Gross SqFt</b>                         | 14,820                      | 15,836                     | 15,836                     | 19,080                     |
| <b>Estimated Gross Income</b>             | \$302,773                   | \$338,467                  | \$338,694                  | \$332,354                  |
| <b>Gross Income per SqFt</b>              | \$20.43                     | \$21.37                    | \$21.39                    | \$17.42                    |
| <b>Estimated Expense</b>                  | \$165,688                   | \$179,868                  | \$187,557                  | \$166,148                  |
| <b>Expense SqFt</b>                       | \$11.18                     | \$11.36                    | \$11.84                    | \$8.71                     |
| <b>Net Operating Income</b>               | \$137,085                   | \$158,599                  | \$151,137                  | \$166,206                  |
| <b>Full Market Value</b>                  | \$995,001                   | \$735,000                  | \$1,106,000                | \$1,066,000                |
| <b>Market Value per SqFt</b>              | \$67.14                     | \$46.41                    | \$69.84                    | \$55.87                    |
| <b>Distance from Condominium in miles</b> |                             | 0.59                       | 0.59                       | 0.61                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02129-7504                | 3-02409-0011               | 3-02409-0009               | 3-02396-0021               |
| <b>Condominium Section</b>                | 1010-R1                     |                            |                            |                            |
| <b>Address</b>                            | 41 SOUTH 8 STREET           | 264 SOUTH 1 STREET         | 262 SOUTH 1 STREET         | 289 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         |                             | 1915                       | 1915                       | 1909                       |
| <b>Gross SqFt</b>                         | 14,820                      | 15,836                     | 15,836                     | 19,080                     |
| <b>Estimated Gross Income</b>             | \$302,773                   | \$338,467                  | \$338,694                  | \$332,354                  |
| <b>Gross Income per SqFt</b>              | \$20.43                     | \$21.37                    | \$21.39                    | \$17.42                    |
| <b>Estimated Expense</b>                  | \$165,688                   | \$179,868                  | \$187,557                  | \$166,148                  |
| <b>Expense SqFt</b>                       | \$11.18                     | \$11.36                    | \$11.84                    | \$8.71                     |
| <b>Net Operating Income</b>               | \$137,085                   | \$158,599                  | \$151,137                  | \$166,206                  |
| <b>Full Market Value</b>                  | \$995,001                   | \$735,000                  | \$1,106,000                | \$1,066,000                |
| <b>Market Value per SqFt</b>              | \$67.14                     | \$46.41                    | \$69.84                    | \$55.87                    |
| <b>Distance from Condominium in miles</b> |                             | 0.59                       | 0.59                       | 0.61                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02129-7505                | 3-02304-0015               | 3-02424-0016               | 3-02424-0014               |
| <b>Condominium Section</b>                | 1195-R1                     |                            |                            |                            |
| <b>Address</b>                            | 34 BROADWAY                 | 144 NORTH 10 STREET        | 370 SOUTH 2 STREET         | 366 SOUTH 2 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 23                         | 24                         | 24                         |
| <b>Year Built</b>                         | 2003                        | 2006                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 20,160                      | 36,760                     | 23,000                     | 23,000                     |
| <b>Estimated Gross Income</b>             | \$373,968                   | \$839,015                  | \$426,705                  | \$426,380                  |
| <b>Gross Income per SqFt</b>              | \$18.55                     | \$22.82                    | \$18.55                    | \$18.54                    |
| <b>Estimated Expense</b>                  | \$173,779                   | \$295,568                  | \$198,246                  | \$216,368                  |
| <b>Expense SqFt</b>                       | \$8.62                      | \$8.04                     | \$8.62                     | \$9.41                     |
| <b>Net Operating Income</b>               | \$200,189                   | \$543,447                  | \$228,459                  | \$210,012                  |
| <b>Full Market Value</b>                  | \$1,422,000                 | \$4,025,000                | \$1,401,000                | \$948,000                  |
| <b>Market Value per SqFt</b>              | \$70.54                     | \$109.49                   | \$60.91                    | \$41.22                    |
| <b>Distance from Condominium in miles</b> |                             | 0.85                       | 0.75                       | 0.75                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02129-7506         | 3-02421-0035        | 3-02304-0015        | 3-02412-0033        |
| Condominium Section                | 1333-R1              |                     |                     |                     |
| Address                            | 32 BROADWAY          | 247 SOUTH 3 STREET  | 144 NORTH 10 STREET | 355 SOUTH 2 STREET  |
| Neighborhood                       | WILLIAMSBURG-SOUTH   | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-NORTH  | WILLIAMSBURG-SOUTH  |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 14                   | 29                  | 23                  | 24                  |
| Year Built                         | 2005                 | 1915                | 2006                | 1919                |
| Gross SqFt                         | 17,639               | 21,744              | 36,760              | 19,104              |
| Estimated Gross Income             | \$402,522            | \$515,338           | \$839,015           | \$426,705           |
| Gross Income per SqFt              | \$22.82              | \$23.70             | \$22.82             | \$22.34             |
| Estimated Expense                  | \$141,818            | \$237,274           | \$295,568           | \$217,616           |
| Expense SqFt                       | \$8.04               | \$10.91             | \$8.04              | \$11.39             |
| Net Operating Income               | \$260,704            | \$278,064           | \$543,447           | \$209,089           |
| Full Market Value                  | \$1,930,999          | \$1,165,000         | \$4,025,000         | \$1,027,000         |
| Market Value per SqFt              | \$109.47             | \$53.58             | \$109.49            | \$53.76             |
| Distance from Condominium in miles |                      | 0.56                | 0.85                | 0.77                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-02129-7507         | 3-02304-0015        | 3-02188-0013         | 3-02421-0035        |
| Condominium Section                | 1850-R1              |                     |                      |                     |
| Address                            | 26 BROADWAY          | 144 NORTH 10 STREET | 190 ROSS STREET      | 247 SOUTH 3 STREET  |
| Neighborhood                       | WILLIAMSBURG-SOUTH   | WILLIAMSBURG-NORTH  | WILLIAMSBURG-CENTRAL | WILLIAMSBURG-SOUTH  |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR          | D9-ELEVATOR         |
| Total Units                        | 30                   | 23                  | 30                   | 29                  |
| Year Built                         | 2006                 | 2006                | 1920                 | 1915                |
| Gross SqFt                         | 33,036               | 36,760              | 27,498               | 21,744              |
| Estimated Gross Income             | \$753,882            | \$839,015           | \$315,154            | \$515,338           |
| Gross Income per SqFt              | \$22.82              | \$22.82             | \$11.46              | \$23.70             |
| Estimated Expense                  | \$265,609            | \$295,568           | \$175,989            | \$237,274           |
| Expense SqFt                       | \$8.04               | \$8.04              | \$6.40               | \$10.91             |
| Net Operating Income               | \$488,273            | \$543,447           | \$139,165            | \$278,064           |
| Full Market Value                  | \$3,616,999          | \$4,025,000         | \$848,000            | \$1,165,000         |
| Market Value per SqFt              | \$109.49             | \$109.49            | \$30.84              | \$53.58             |
| Distance from Condominium in miles |                      | 0.85                | 0.52                 | 0.56                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02129-7508                | 3-02420-0041               | 3-03049-0029               | 3-02424-0016               |
| <b>Condominium Section</b>                | 1439-R1                     |                            |                            |                            |
| <b>Address</b>                            | 20 BROADWAY                 | 213 SOUTH 3 STREET         | 48 MESEROLE STREET         | 370 SOUTH 2 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-EAST          | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 35                         | 18                         | 24                         |
| <b>Year Built</b>                         | 1920                        | 1907                       | 1931                       | 1915                       |
| <b>Gross SqFt</b>                         | 23,760                      | 22,375                     | 25,777                     | 23,000                     |
| <b>Estimated Gross Income</b>             | \$515,830                   | \$493,700                  | \$559,746                  | \$426,705                  |
| <b>Gross Income per SqFt</b>              | \$21.71                     | \$22.06                    | \$21.71                    | \$18.55                    |
| <b>Estimated Expense</b>                  | \$180,576                   | \$261,611                  | \$195,835                  | \$198,246                  |
| <b>Expense SqFt</b>                       | \$7.60                      | \$11.69                    | \$7.60                     | \$8.62                     |
| <b>Net Operating Income</b>               | \$335,254                   | \$232,089                  | \$363,911                  | \$228,459                  |
| <b>Full Market Value</b>                  | \$2,460,999                 | \$1,578,000                | \$2,145,000                | \$1,401,000                |
| <b>Market Value per SqFt</b>              | \$103.58                    | \$70.53                    | \$83.21                    | \$60.91                    |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.98                       | 0.75                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02130-7501                | 3-02289-0014               | 3-02137-0014               | 3-01149-0018               |
| <b>Condominium Section</b>                | 1248-R1                     |                            |                            |                            |
| <b>Address</b>                            | 60 BROADWAY                 | 34 BERRY STREET            | 110 SOUTH 8 STREET         | 880 BERGEN STREET          |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 130                         | 142                        | 66                         | 123                        |
| <b>Year Built</b>                         | 1916                        | 2008                       | 2007                       | 2005                       |
| <b>Gross SqFt</b>                         | 147,926                     | 135,575                    | 63,866                     | 144,493                    |
| <b>Estimated Gross Income</b>             | \$2,899,350                 | \$1,798,533                | \$1,281,930                | \$2,832,358                |
| <b>Gross Income per SqFt</b>              | \$19.60                     | \$13.27                    | \$20.07                    | \$19.60                    |
| <b>Estimated Expense</b>                  | \$752,943                   | \$697,154                  | \$435,856                  | \$736,017                  |
| <b>Expense SqFt</b>                       | \$5.09                      | \$5.14                     | \$6.82                     | \$5.09                     |
| <b>Net Operating Income</b>               | \$2,146,407                 | \$1,101,379                | \$846,074                  | \$2,096,341                |
| <b>Full Market Value</b>                  | \$13,982,087                | \$7,097,000                | \$6,116,000                | \$15,073,000               |
| <b>Market Value per SqFt</b>              | \$94.52                     | \$52.35                    | \$95.76                    | \$104.32                   |
| <b>Distance from Condominium in miles</b> |                             | 0.92                       | 0.09                       | 2.35                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02131-7502                | 3-02409-0009               | 3-02409-0011               | 3-02396-0021               |
| <b>Condominium Section</b>                | 0908-R1                     |                            |                            |                            |
| <b>Address</b>                            | 416 BEDFORD AVENUE          | 262 SOUTH 1 STREET         | 264 SOUTH 1 STREET         | 289 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 11                          | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         | 2001                        | 1915                       | 1915                       | 1909                       |
| <b>Gross SqFt</b>                         | 11,178                      | 15,836                     | 15,836                     | 19,080                     |
| <b>Estimated Gross Income</b>             | \$228,367                   | \$338,694                  | \$338,467                  | \$332,354                  |
| <b>Gross Income per SqFt</b>              | \$20.43                     | \$21.39                    | \$21.37                    | \$17.42                    |
| <b>Estimated Expense</b>                  | \$124,970                   | \$187,557                  | \$179,868                  | \$166,148                  |
| <b>Expense SqFt</b>                       | \$11.18                     | \$11.84                    | \$11.36                    | \$8.71                     |
| <b>Net Operating Income</b>               | \$103,397                   | \$151,137                  | \$158,599                  | \$166,206                  |
| <b>Full Market Value</b>                  | \$750,000                   | \$1,106,000                | \$735,000                  | \$1,066,000                |
| <b>Market Value per SqFt</b>              | \$67.10                     | \$69.84                    | \$46.41                    | \$55.87                    |
| <b>Distance from Condominium in miles</b> |                             | 0.44                       | 0.44                       | 0.47                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02132-7501                | 3-02304-0015               | 3-02188-0013               | 3-02421-0035               |
| <b>Condominium Section</b>                | 0798-R1                     |                            |                            |                            |
| <b>Address</b>                            | 401 BEDFORD AVENUE          | 144 NORTH 10 STREET        | 190 ROSS STREET            | 247 SOUTH 3 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-CENTRAL       | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 27                          | 23                         | 30                         | 29                         |
| <b>Year Built</b>                         | 1999                        | 2006                       | 1920                       | 1915                       |
| <b>Gross SqFt</b>                         | 36,290                      | 36,760                     | 27,498                     | 21,744                     |
| <b>Estimated Gross Income</b>             | \$828,138                   | \$839,015                  | \$315,154                  | \$515,338                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$22.82                    | \$11.46                    | \$23.70                    |
| <b>Estimated Expense</b>                  | \$291,772                   | \$295,568                  | \$175,989                  | \$237,274                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$8.04                     | \$6.40                     | \$10.91                    |
| <b>Net Operating Income</b>               | \$536,366                   | \$543,447                  | \$139,165                  | \$278,064                  |
| <b>Full Market Value</b>                  | \$3,972,997                 | \$4,025,000                | \$848,000                  | \$1,165,000                |
| <b>Market Value per SqFt</b>              | \$109.48                    | \$109.49                   | \$30.84                    | \$53.58                    |
| <b>Distance from Condominium in miles</b> |                             | 0.75                       | 0.32                       | 0.33                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02132-7502         | 3-02137-0014        | 3-02420-0041        | 3-02304-0015        |
| Condominium Section                | 0933-R1              |                     |                     |                     |
| Address                            | 138 BROADWAY         | 110 SOUTH 8 STREET  | 213 SOUTH 3 STREET  | 144 NORTH 10 STREET |
| Neighborhood                       | WILLIAMSBURG-SOUTH   | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-NORTH  |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 40                   | 66                  | 35                  | 23                  |
| Year Built                         | 2002                 | 2007                | 1907                | 2006                |
| Gross SqFt                         | 73,295               | 63,866              | 22,375              | 36,760              |
| Estimated Gross Income             | \$1,616,888          | \$1,281,930         | \$493,700           | \$839,015           |
| Gross Income per SqFt              | \$22.06              | \$20.07             | \$22.06             | \$22.82             |
| Estimated Expense                  | \$856,819            | \$435,856           | \$261,611           | \$295,568           |
| Expense SqFt                       | \$11.69              | \$6.82              | \$11.69             | \$8.04              |
| Net Operating Income               | \$760,069            | \$846,074           | \$232,089           | \$543,447           |
| Full Market Value                  | \$5,832,323          | \$6,116,000         | \$1,578,000         | \$4,025,000         |
| Market Value per SqFt              | \$79.57              | \$95.76             | \$70.53             | \$109.49            |
| Distance from Condominium in miles |                      | 0.10                | 0.27                | 0.75                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02132-7503         | 3-02409-0009        | 3-02304-0015        |                     |
| Condominium Section                | 1207-R1              |                     |                     |                     |
| Address                            | 170 BROADWAY         | 262 SOUTH 1 STREET  | 144 NORTH 10 STREET |                     |
| Neighborhood                       | WILLIAMSBURG-SOUTH   | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-NORTH  |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 12                   | 24                  | 23                  |                     |
| Year Built                         | 2003                 | 1915                | 2006                |                     |
| Gross SqFt                         | 11,981               | 15,836              | 36,760              |                     |
| Estimated Gross Income             | \$264,900            | \$338,694           | \$839,015           |                     |
| Gross Income per SqFt              | \$22.11              | \$21.39             | \$22.82             |                     |
| Estimated Expense                  | \$119,091            | \$187,557           | \$295,568           |                     |
| Expense SqFt                       | \$9.94               | \$11.84             | \$8.04              |                     |
| Net Operating Income               | \$145,809            | \$151,137           | \$543,447           |                     |
| Full Market Value                  | \$1,074,000          | \$1,106,000         | \$4,025,000         |                     |
| Market Value per SqFt              | \$89.64              | \$69.84             | \$109.49            |                     |
| Distance from Condominium in miles |                      | 0.37                | 0.75                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02133-7501                | 3-02421-0035               | 3-02434-0008               |                            |
| <b>Condominium Section</b>                | 0964-R1                     |                            |                            |                            |
| <b>Address</b>                            | 159 SOUTH 8 STREET          | 247 SOUTH 3 STREET         | 244 SOUTH 3 STREET         |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                |                            |
| <b>Total Units</b>                        | 12                          | 29                         | 21                         |                            |
| <b>Year Built</b>                         | 2004                        | 1915                       | 1915                       |                            |
| <b>Gross SqFt</b>                         | 23,520                      | 21,744                     | 18,360                     |                            |
| <b>Estimated Gross Income</b>             | \$468,518                   | \$515,338                  | \$296,127                  |                            |
| <b>Gross Income per SqFt</b>              | \$19.92                     | \$23.70                    | \$16.13                    |                            |
| <b>Estimated Expense</b>                  | \$227,909                   | \$237,274                  | \$166,612                  |                            |
| <b>Expense SqFt</b>                       | \$9.69                      | \$10.91                    | \$9.07                     |                            |
| <b>Net Operating Income</b>               | \$240,609                   | \$278,064                  | \$129,515                  |                            |
| <b>Full Market Value</b>                  | \$1,736,004                 | \$1,165,000                | \$719,000                  |                            |
| <b>Market Value per SqFt</b>              | \$73.81                     | \$53.58                    | \$39.16                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.26                       | 0.22                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02133-7502                | 3-02421-0035               | 3-02304-0015               | 3-02409-0009               |
| <b>Condominium Section</b>                | 2085-R1                     |                            |                            |                            |
| <b>Address</b>                            | 190 BROADWAY                | 247 SOUTH 3 STREET         | 144 NORTH 10 STREET        | 262 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 29                         | 23                         | 24                         |
| <b>Year Built</b>                         | 2007                        | 1915                       | 2006                       | 1915                       |
| <b>Gross SqFt</b>                         | 20,661                      | 21,744                     | 36,760                     | 15,836                     |
| <b>Estimated Gross Income</b>             | \$471,484                   | \$515,338                  | \$839,015                  | \$338,694                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$23.70                    | \$22.82                    | \$21.39                    |
| <b>Estimated Expense</b>                  | \$166,114                   | \$237,274                  | \$295,568                  | \$187,557                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$10.91                    | \$8.04                     | \$11.84                    |
| <b>Net Operating Income</b>               | \$305,370                   | \$278,064                  | \$543,447                  | \$151,137                  |
| <b>Full Market Value</b>                  | \$2,262,004                 | \$1,165,000                | \$4,025,000                | \$1,106,000                |
| <b>Market Value per SqFt</b>              | \$109.48                    | \$53.58                    | \$109.49                   | \$69.84                    |
| <b>Distance from Condominium in miles</b> |                             | 0.26                       | 0.74                       | 0.30                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02134-7501         | 3-01739-0006        | 3-02137-0014        |                     |
| Condominium Section                | 1396-R1              |                     |                     |                     |
| Address                            | 446 KENT AVENUE      | 519 MARCY AVENUE    | 110 SOUTH 8 STREET  |                     |
| Neighborhood                       | WILLIAMSBURG-SOUTH   | BEDFORD STUYVESANT  | WILLIAMSBURG-SOUTH  |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 75                   | 58                  | 66                  |                     |
| Year Built                         | 2003                 | 2005                | 2007                |                     |
| Gross SqFt                         | 83,525               | 46,133              | 63,866              |                     |
| Estimated Gross Income             | \$1,851,749          | \$1,119,600         | \$1,281,930         |                     |
| Gross Income per SqFt              | \$22.17              | \$24.27             | \$20.07             |                     |
| Estimated Expense                  | \$519,526            | \$258,829           | \$435,856           |                     |
| Expense SqFt                       | \$6.22               | \$5.61              | \$6.82              |                     |
| Net Operating Income               | \$1,332,223          | \$860,771           | \$846,074           |                     |
| Full Market Value                  | \$9,817,000          | \$6,441,000         | \$6,116,000         |                     |
| Market Value per SqFt              | \$117.53             | \$139.62            | \$95.76             |                     |
| Distance from Condominium in miles |                      | 1.37                | 0.25                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|-----------------------|---------------------|
| Boro-Block-Lot                     | 3-02134-7502         | 3-00171-0001         | 3-00051-0001          |                     |
| Condominium Section                | 1434-R1              |                      |                       |                     |
| Address                            | 450 KENT AVENUE      | 65 HOYT STREET       | 65 WASHINGTON STREET  |                     |
| Neighborhood                       | WILLIAMSBURG-SOUTH   | DOWNTOWN-FULTON MALL | DOWNTOWN-FULTON FERRY |                     |
| Building Classification            | R9-CONDOMINIUM       | D1-ELEVATOR          | D5-ELEVATOR           |                     |
| Total Units                        | 140                  | 158                  | 104                   |                     |
| Year Built                         | 2003                 | 2005                 | 1914                  |                     |
| Gross SqFt                         | 171,432              | 195,296              | 123,700               |                     |
| Estimated Gross Income             | \$3,781,790          | \$4,605,144          | \$2,539,768           |                     |
| Gross Income per SqFt              | \$22.06              | \$23.58              | \$20.53               |                     |
| Estimated Expense                  | \$1,393,742          | \$1,559,241          | \$1,024,290           |                     |
| Expense SqFt                       | \$8.13               | \$7.98               | \$8.28                |                     |
| Net Operating Income               | \$2,388,048          | \$3,045,903          | \$1,515,478           |                     |
| Full Market Value                  | \$17,580,000         | \$22,690,000         | \$11,009,000          |                     |
| Market Value per SqFt              | \$102.55             | \$116.18             | \$89.00               |                     |
| Distance from Condominium in miles |                      | 1.63                 | 1.13                  |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02134-7503         | 3-00171-0001         | 3-02137-0014        |                     |
| Condominium Section                | 1649-R1              |                      |                     |                     |
| Address                            | 440 KENT AVENUE      | 65 HOYT STREET       | 110 SOUTH 8 STREET  |                     |
| Neighborhood                       | WILLIAMSBURG-SOUTH   | DOWNTOWN-FULTON MALL | WILLIAMSBURG-SOUTH  |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | D1-ELEVATOR         |                     |
| Total Units                        | 135                  | 158                  | 66                  |                     |
| Year Built                         | 2003                 | 2005                 | 2007                |                     |
| Gross SqFt                         | 191,889              | 195,296              | 63,866              |                     |
| Estimated Gross Income             | \$4,188,937          | \$4,605,144          | \$1,281,930         |                     |
| Gross Income per SqFt              | \$21.83              | \$23.58              | \$20.07             |                     |
| Estimated Expense                  | \$1,419,979          | \$1,559,241          | \$435,856           |                     |
| Expense SqFt                       | \$7.40               | \$7.98               | \$6.82              |                     |
| Net Operating Income               | \$2,768,958          | \$3,045,903          | \$846,074           |                     |
| Full Market Value                  | \$20,350,999         | \$22,690,000         | \$6,116,000         |                     |
| Market Value per SqFt              | \$106.06             | \$116.18             | \$95.76             |                     |
| Distance from Condominium in miles |                      | 1.63                 | 0.25                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02137-7502         | 3-02137-0014        | 3-02147-0043        | 3-02304-0015        |
| Condominium Section                | 1033-R1              |                     |                     |                     |
| Address                            | 102 SOUTH 8 STREET   | 110 SOUTH 8 STREET  | 115 DIVISION AVENUE | 144 NORTH 10 STREET |
| Neighborhood                       | WILLIAMSBURG-SOUTH   | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-NORTH  |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 28                   | 66                  | 42                  | 23                  |
| Year Built                         | 2002                 | 2007                | 1916                | 2006                |
| Gross SqFt                         | 59,400               | 63,866              | 49,669              | 36,760              |
| Estimated Gross Income             | \$1,192,158          | \$1,281,930         | \$502,470           | \$839,015           |
| Gross Income per SqFt              | \$20.07              | \$20.07             | \$10.12             | \$22.82             |
| Estimated Expense                  | \$405,108            | \$435,856           | \$255,798           | \$295,568           |
| Expense SqFt                       | \$6.82               | \$6.82              | \$5.15              | \$8.04              |
| Net Operating Income               | \$787,050            | \$846,074           | \$246,672           | \$543,447           |
| Full Market Value                  | \$5,689,997          | \$6,116,000         | \$1,436,000         | \$4,025,000         |
| Market Value per SqFt              | \$95.79              | \$95.76             | \$28.91             | \$109.49            |
| Distance from Condominium in miles |                      | 0.00                | 0.11                | 0.83                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02137-7503                | 3-02304-0015               | 3-02420-0041               | 3-02409-0009               |
| <b>Condominium Section</b>                | 1200-R1                     |                            |                            |                            |
| <b>Address</b>                            | 407 BERRY STREET            | 144 NORTH 10 STREET        | 213 SOUTH 3 STREET         | 262 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 23                         | 35                         | 24                         |
| <b>Year Built</b>                         | 2004                        | 2006                       | 1907                       | 1915                       |
| <b>Gross SqFt</b>                         | 10,001                      | 36,760                     | 22,375                     | 15,836                     |
| <b>Estimated Gross Income</b>             | \$220,622                   | \$839,015                  | \$493,700                  | \$338,694                  |
| <b>Gross Income per SqFt</b>              | \$22.06                     | \$22.82                    | \$22.06                    | \$21.39                    |
| <b>Estimated Expense</b>                  | \$116,912                   | \$295,568                  | \$261,611                  | \$187,557                  |
| <b>Expense SqFt</b>                       | \$11.69                     | \$8.04                     | \$11.69                    | \$11.84                    |
| <b>Net Operating Income</b>               | \$103,710                   | \$543,447                  | \$232,089                  | \$151,137                  |
| <b>Full Market Value</b>                  | \$763,000                   | \$4,025,000                | \$1,578,000                | \$1,106,000                |
| <b>Market Value per SqFt</b>              | \$76.29                     | \$109.49                   | \$70.53                    | \$69.84                    |
| <b>Distance from Condominium in miles</b> |                             | 0.83                       | 0.37                       | 0.47                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02138-7501                | 3-02173-0027               | 3-02139-0034               | 3-02182-0023               |
| <b>Condominium Section</b>                | 0393-R2                     |                            |                            |                            |
| <b>Address</b>                            | 97 MORTON STREET            | 186 CLYMER STREET          | 191 SOUTH 9 STREET         | 160 WILSON STREET          |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-CENTRAL       | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-CENTRAL       |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 20                          | 35                         | 30                         | 25                         |
| <b>Year Built</b>                         |                             | 1915                       | 1911                       | 1915                       |
| <b>Gross SqFt</b>                         | 43,937                      | 21,000                     | 21,865                     | 19,350                     |
| <b>Estimated Gross Income</b>             | \$605,452                   | \$319,587                  | \$301,256                  | \$214,198                  |
| <b>Gross Income per SqFt</b>              | \$13.78                     | \$15.22                    | \$13.78                    | \$11.07                    |
| <b>Estimated Expense</b>                  | \$308,877                   | \$156,598                  | \$153,641                  | \$104,957                  |
| <b>Expense SqFt</b>                       | \$7.03                      | \$7.46                     | \$7.03                     | \$5.42                     |
| <b>Net Operating Income</b>               | \$296,575                   | \$162,989                  | \$147,615                  | \$109,241                  |
| <b>Full Market Value</b>                  | \$1,899,994                 | \$1,021,000                | \$797,000                  | \$591,000                  |
| <b>Market Value per SqFt</b>              | \$43.24                     | \$48.62                    | \$36.45                    | \$30.54                    |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       | 0.08                       | 0.26                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02147-7501                | 3-02421-0035               | 3-02424-0006               | 3-02424-0016               |
| <b>Condominium Section</b>                | 0021-R1                     |                            |                            |                            |
| <b>Address</b>                            | 131 DIVISION AVENUE         | 247 SOUTH 3 STREET         | 354 SOUTH 2 STREET         | 370 SOUTH 2 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 19                          | 29                         | 29                         | 24                         |
| <b>Year Built</b>                         | 1900                        | 1915                       | 1920                       | 1915                       |
| <b>Gross SqFt</b>                         | 29,440                      | 21,744                     | 24,126                     | 23,000                     |
| <b>Estimated Gross Income</b>             | \$628,838                   | \$515,338                  | \$515,277                  | \$426,705                  |
| <b>Gross Income per SqFt</b>              | \$21.36                     | \$23.70                    | \$21.36                    | \$18.55                    |
| <b>Estimated Expense</b>                  | \$286,451                   | \$237,274                  | \$234,821                  | \$198,246                  |
| <b>Expense SqFt</b>                       | \$9.73                      | \$10.91                    | \$9.73                     | \$8.62                     |
| <b>Net Operating Income</b>               | \$342,387                   | \$278,064                  | \$280,456                  | \$228,459                  |
| <b>Full Market Value</b>                  | \$2,504,998                 | \$1,165,000                | \$1,575,000                | \$1,401,000                |
| <b>Market Value per SqFt</b>              | \$85.09                     | \$53.58                    | \$65.28                    | \$60.91                    |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.54                       | 0.54                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02147-7502                | 3-02421-0035               | 3-03049-0029               |                            |
| <b>Condominium Section</b>                | 0092-R1                     |                            |                            |                            |
| <b>Address</b>                            | 125 DIVISION AVENUE         | 247 SOUTH 3 STREET         | 48 MESEROLE STREET         |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-EAST          |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 18                          | 29                         | 18                         |                            |
| <b>Year Built</b>                         | 1900                        | 1915                       | 1931                       |                            |
| <b>Gross SqFt</b>                         | 27,024                      | 21,744                     | 25,777                     |                            |
| <b>Estimated Gross Income</b>             | \$613,715                   | \$515,338                  | \$559,746                  |                            |
| <b>Gross Income per SqFt</b>              | \$22.71                     | \$23.70                    | \$21.71                    |                            |
| <b>Estimated Expense</b>                  | \$250,242                   | \$237,274                  | \$195,835                  |                            |
| <b>Expense SqFt</b>                       | \$9.26                      | \$10.91                    | \$7.60                     |                            |
| <b>Net Operating Income</b>               | \$363,473                   | \$278,064                  | \$363,911                  |                            |
| <b>Full Market Value</b>                  | \$2,690,001                 | \$1,165,000                | \$2,145,000                |                            |
| <b>Market Value per SqFt</b>              | \$99.54                     | \$53.58                    | \$83.21                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.74                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02147-7503                | 3-02173-0027               | 3-02139-0034               | 3-02157-0037               |
| <b>Condominium Section</b>                | 0444-R1                     |                            |                            |                            |
| <b>Address</b>                            | 908 DRIGGS AVENUE           | 186 CLYMER STREET          | 191 SOUTH 9 STREET         | 77 DIVISION AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-CENTRAL       | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 19                          | 35                         | 30                         | 35                         |
| <b>Year Built</b>                         | 1917                        | 1915                       | 1911                       | 1915                       |
| <b>Gross SqFt</b>                         | 21,746                      | 21,000                     | 21,865                     | 25,500                     |
| <b>Estimated Gross Income</b>             | \$338,803                   | \$319,587                  | \$301,256                  | \$469,018                  |
| <b>Gross Income per SqFt</b>              | \$15.58                     | \$15.22                    | \$13.78                    | \$18.39                    |
| <b>Estimated Expense</b>                  | \$120,038                   | \$156,598                  | \$153,641                  | \$192,297                  |
| <b>Expense SqFt</b>                       | \$5.52                      | \$7.46                     | \$7.03                     | \$7.54                     |
| <b>Net Operating Income</b>               | \$218,765                   | \$162,989                  | \$147,615                  | \$276,721                  |
| <b>Full Market Value</b>                  | \$1,484,000                 | \$1,021,000                | \$797,000                  | \$1,962,000                |
| <b>Market Value per SqFt</b>              | \$68.24                     | \$48.62                    | \$36.45                    | \$76.94                    |
| <b>Distance from Condominium in miles</b> |                             | 0.11                       | 0.11                       | 0.09                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02147-7505                | 3-02137-0014               | 3-02188-0013               |                            |
| <b>Condominium Section</b>                | 0628-R1                     |                            |                            |                            |
| <b>Address</b>                            | 134 SOUTH 9 STREET          | 110 SOUTH 8 STREET         | 190 ROSS STREET            |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-CENTRAL       |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                |                            |
| <b>Total Units</b>                        | 36                          | 66                         | 30                         |                            |
| <b>Year Built</b>                         | 1997                        | 2007                       | 1920                       |                            |
| <b>Gross SqFt</b>                         | 45,801                      | 63,866                     | 27,498                     |                            |
| <b>Estimated Gross Income</b>             | \$722,282                   | \$1,281,930                | \$315,154                  |                            |
| <b>Gross Income per SqFt</b>              | \$15.77                     | \$20.07                    | \$11.46                    |                            |
| <b>Estimated Expense</b>                  | \$302,745                   | \$435,856                  | \$175,989                  |                            |
| <b>Expense SqFt</b>                       | \$6.61                      | \$6.82                     | \$6.40                     |                            |
| <b>Net Operating Income</b>               | \$419,537                   | \$846,074                  | \$139,165                  |                            |
| <b>Full Market Value</b>                  | \$2,856,001                 | \$6,116,000                | \$848,000                  |                            |
| <b>Market Value per SqFt</b>              | \$62.36                     | \$95.76                    | \$30.84                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.11                       | 0.26                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02147-7506                | 3-02791-0018               | 3-02424-0014               | 3-02424-0016               |
| <b>Condominium Section</b>                | 0656-R1                     |                            |                            |                            |
| <b>Address</b>                            | 150 SOUTH 9 STREET          | 30 MAUJER STREET           | 366 SOUTH 2 STREET         | 370 SOUTH 2 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-EAST          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 19                         | 24                         | 24                         |
| <b>Year Built</b>                         | 1924                        | 1925                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 38,800                      | 30,037                     | 23,000                     | 23,000                     |
| <b>Estimated Gross Income</b>             | \$719,352                   | \$359,395                  | \$426,380                  | \$426,705                  |
| <b>Gross Income per SqFt</b>              | \$18.54                     | \$11.97                    | \$18.54                    | \$18.55                    |
| <b>Estimated Expense</b>                  | \$365,108                   | \$169,575                  | \$216,368                  | \$198,246                  |
| <b>Expense SqFt</b>                       | \$9.41                      | \$5.65                     | \$9.41                     | \$8.62                     |
| <b>Net Operating Income</b>               | \$354,244                   | \$189,820                  | \$210,012                  | \$228,459                  |
| <b>Full Market Value</b>                  | \$2,515,002                 | \$1,177,000                | \$948,000                  | \$1,401,000                |
| <b>Market Value per SqFt</b>              | \$64.82                     | \$39.19                    | \$41.22                    | \$60.91                    |
| <b>Distance from Condominium in miles</b> |                             | 0.73                       | 0.54                       | 0.54                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02152-7501                | 3-02409-0009               | 3-02409-0008               | 3-02409-0011               |
| <b>Condominium Section</b>                | 0545-R1                     |                            |                            |                            |
| <b>Address</b>                            | 293 DIVISION AVENUE         | 262 SOUTH 1 STREET         | 260 SOUTH 1 STREET         | 264 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 4                           | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         | 1995                        | 1915                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 9,696                       | 15,836                     | 15,836                     | 15,836                     |
| <b>Estimated Gross Income</b>             | \$207,397                   | \$338,694                  | \$338,694                  | \$338,467                  |
| <b>Gross Income per SqFt</b>              | \$21.39                     | \$21.39                    | \$21.39                    | \$21.37                    |
| <b>Estimated Expense</b>                  | \$114,801                   | \$187,557                  | \$179,558                  | \$179,868                  |
| <b>Expense SqFt</b>                       | \$11.84                     | \$11.84                    | \$11.34                    | \$11.36                    |
| <b>Net Operating Income</b>               | \$92,596                    | \$151,137                  | \$159,136                  | \$158,599                  |
| <b>Full Market Value</b>                  | \$678,000                   | \$1,106,000                | \$843,000                  | \$735,000                  |
| <b>Market Value per SqFt</b>              | \$69.93                     | \$69.84                    | \$53.23                    | \$46.41                    |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.29                       | 0.29                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02165-7501                | 3-02137-0014               | 3-02132-0016               | 3-02239-0008               |
| <b>Condominium Section</b>                | 0881-R1                     |                            |                            |                            |
| <b>Address</b>                            | 525 KENT AVENUE             | 110 SOUTH 8 STREET         | 158 BROADWAY               | 157 WALLABOUT STREET       |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-CENTRAL       |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 66                          | 66                         | 13                         | 115                        |
| <b>Year Built</b>                         | 2001                        | 2007                       | 2002                       | 2002                       |
| <b>Gross SqFt</b>                         | 85,046                      | 63,866                     | 24,949                     | 114,734                    |
| <b>Estimated Gross Income</b>             | \$1,308,858                 | \$1,281,930                | \$384,022                  | \$1,671,692                |
| <b>Gross Income per SqFt</b>              | \$15.39                     | \$20.07                    | \$15.39                    | \$14.57                    |
| <b>Estimated Expense</b>                  | \$291,708                   | \$435,856                  | \$85,451                   | \$471,150                  |
| <b>Expense SqFt</b>                       | \$3.43                      | \$6.82                     | \$3.43                     | \$4.11                     |
| <b>Net Operating Income</b>               | \$1,017,150                 | \$846,074                  | \$298,571                  | \$1,200,542                |
| <b>Full Market Value</b>                  | \$6,873,998                 | \$6,116,000                | \$2,018,000                | \$7,980,000                |
| <b>Market Value per SqFt</b>              | \$80.83                     | \$95.76                    | \$80.89                    | \$69.55                    |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.36                       | 0.75                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02165-7502                | 3-02137-0014               | 3-01739-0006               | 3-02239-0008               |
| <b>Condominium Section</b>                | 0872-R1                     |                            |                            |                            |
| <b>Address</b>                            | 580 WYTHE AVENUE            | 110 SOUTH 8 STREET         | 519 MARCY AVENUE           | 157 WALLABOUT STREET       |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | WILLIAMSBURG-SOUTH         | BEDFORD STUYVESANT         | WILLIAMSBURG-CENTRAL       |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 68                          | 66                         | 58                         | 115                        |
| <b>Year Built</b>                         | 2001                        | 2007                       | 2005                       | 2002                       |
| <b>Gross SqFt</b>                         | 83,403                      | 63,866                     | 46,133                     | 114,734                    |
| <b>Estimated Gross Income</b>             | \$1,673,898                 | \$1,281,930                | \$1,119,600                | \$1,671,692                |
| <b>Gross Income per SqFt</b>              | \$20.07                     | \$20.07                    | \$24.27                    | \$14.57                    |
| <b>Estimated Expense</b>                  | \$568,808                   | \$435,856                  | \$258,829                  | \$471,150                  |
| <b>Expense SqFt</b>                       | \$6.82                      | \$6.82                     | \$5.61                     | \$4.11                     |
| <b>Net Operating Income</b>               | \$1,105,090                 | \$846,074                  | \$860,771                  | \$1,200,542                |
| <b>Full Market Value</b>                  | \$7,989,018                 | \$6,116,000                | \$6,441,000                | \$7,980,000                |
| <b>Market Value per SqFt</b>              | \$95.79                     | \$95.76                    | \$139.62                   | \$69.55                    |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 1.15                       | 0.75                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3  |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot                     | 3-02165-7503         | 3-01739-0006        | 3-02137-0014        | 3-02188-0013         |
| Condominium Section                | 0901-R1              |                     |                     |                      |
| Address                            | 570 WYTHE AVENUE     | 519 MARCY AVENUE    | 110 SOUTH 8 STREET  | 190 ROSS STREET      |
| Neighborhood                       | WILLIAMSBURG-CENTRAL | BEDFORD STUYVESANT  | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-CENTRAL |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         | D9-ELEVATOR          |
| Total Units                        | 48                   | 58                  | 66                  | 30                   |
| Year Built                         | 2001                 | 2005                | 2007                | 1920                 |
| Gross SqFt                         | 67,712               | 46,133              | 63,866              | 27,498               |
| Estimated Gross Income             | \$1,358,980          | \$1,119,600         | \$1,281,930         | \$315,154            |
| Gross Income per SqFt              | \$20.07              | \$24.27             | \$20.07             | \$11.46              |
| Estimated Expense                  | \$461,796            | \$258,829           | \$435,856           | \$175,989            |
| Expense SqFt                       | \$6.82               | \$5.61              | \$6.82              | \$6.40               |
| Net Operating Income               | \$897,184            | \$860,771           | \$846,074           | \$139,165            |
| Full Market Value                  | \$6,485,998          | \$6,441,000         | \$6,116,000         | \$848,000            |
| Market Value per SqFt              | \$95.79              | \$139.62            | \$95.76             | \$30.84              |
| Distance from Condominium in miles |                      | 1.15                | 0.27                | 0.41                 |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02173-7501         | 3-02188-0016         | 3-02434-0008        |                     |
| Condominium Section                | 0143-R1              |                      |                     |                     |
| Address                            | 149 TAYLOR STREET    | 200 ROSS STREET      | 244 SOUTH 3 STREET  |                     |
| Neighborhood                       | WILLIAMSBURG-CENTRAL | WILLIAMSBURG-CENTRAL | WILLIAMSBURG-SOUTH  |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR          | D9-ELEVATOR         |                     |
| Total Units                        | 13                   | 30                   | 21                  |                     |
| Year Built                         | 1900                 | 1916                 | 1915                |                     |
| Gross SqFt                         | 25,704               | 25,000               | 18,360              |                     |
| Estimated Gross Income             | \$370,395            | \$316,967            | \$296,127           |                     |
| Gross Income per SqFt              | \$14.41              | \$12.68              | \$16.13             |                     |
| Estimated Expense                  | \$196,122            | \$169,702            | \$166,612           |                     |
| Expense SqFt                       | \$7.63               | \$6.79               | \$9.07              |                     |
| Net Operating Income               | \$174,273            | \$147,265            | \$129,515           |                     |
| Full Market Value                  | \$1,154,999          | \$934,000            | \$719,000           |                     |
| Market Value per SqFt              | \$44.93              | \$37.36              | \$39.16             |                     |
| Distance from Condominium in miles |                      | 0.18                 | 0.37                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02173-7504         | 3-01914-0035        | 3-02409-0011        | 3-02409-0008        |
| Condominium Section                | 1411-R1              |                     |                     |                     |
| Address                            | 177 TAYLOR STREET    | 902 BEDFORD AVENUE  | 264 SOUTH 1 STREET  | 260 SOUTH 1 STREET  |
| Neighborhood                       | WILLIAMSBURG-CENTRAL | BEDFORD STUYVESANT  | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-SOUTH  |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D9-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 14                   | 18                  | 24                  | 24                  |
| Year Built                         | 2004                 | 2005                | 1915                | 1915                |
| Gross SqFt                         | 14,884               | 13,000              | 15,836              | 15,836              |
| Estimated Gross Income             | \$312,862            | \$273,319           | \$338,467           | \$338,694           |
| Gross Income per SqFt              | \$21.02              | \$21.02             | \$21.37             | \$21.39             |
| Estimated Expense                  | \$92,281             | \$80,614            | \$179,868           | \$179,558           |
| Expense SqFt                       | \$6.20               | \$6.20              | \$11.36             | \$11.34             |
| Net Operating Income               | \$220,581            | \$192,705           | \$158,599           | \$159,136           |
| Full Market Value                  | \$1,609,999          | \$1,377,000         | \$735,000           | \$843,000           |
| Market Value per SqFt              | \$108.17             | \$105.92            | \$46.41             | \$53.23             |
| Distance from Condominium in miles |                      | 0.96                | 0.46                | 0.46                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02183-7501         | 3-02409-0009        | 3-02409-0011        | 3-01914-0035        |
| Condominium Section                | 1132-R1              |                     |                     |                     |
| Address                            | 202 DIVISION AVENUE  | 262 SOUTH 1 STREET  | 264 SOUTH 1 STREET  | 902 BEDFORD AVENUE  |
| Neighborhood                       | WILLIAMSBURG-CENTRAL | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-SOUTH  | BEDFORD STUYVESANT  |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D9-ELEVATOR         | D3-ELEVATOR         |
| Total Units                        | 12                   | 24                  | 24                  | 18                  |
| Year Built                         | 1998                 | 1915                | 1915                | 2005                |
| Gross SqFt                         | 13,669               | 15,836              | 15,836              | 13,000              |
| Estimated Gross Income             | \$287,322            | \$338,694           | \$338,467           | \$273,319           |
| Gross Income per SqFt              | \$21.02              | \$21.39             | \$21.37             | \$21.02             |
| Estimated Expense                  | \$84,748             | \$187,557           | \$179,868           | \$80,614            |
| Expense SqFt                       | \$6.20               | \$11.84             | \$11.36             | \$6.20              |
| Net Operating Income               | \$202,574            | \$151,137           | \$158,599           | \$192,705           |
| Full Market Value                  | \$1,478,001          | \$1,106,000         | \$735,000           | \$1,377,000         |
| Market Value per SqFt              | \$108.13             | \$69.84             | \$46.41             | \$105.92            |
| Distance from Condominium in miles |                      | 0.38                | 0.38                | 0.91                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02186-7501                | 3-01799-0013               | 3-01925-0007               | 3-02239-0008               |
| <b>Condominium Section</b>                | 0178-R1                     |                            |                            |                            |
| <b>Address</b>                            | 562 BEDFORD AVENUE          | 572 GREENE AVENUE          | 213 TAAFFE PLACE           | 157 WALLABOUT STREET       |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-CENTRAL       |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 66                          | 84                         | 90                         | 115                        |
| <b>Year Built</b>                         | 1920                        | 1931                       | 1935                       | 2002                       |
| <b>Gross SqFt</b>                         | 92,218                      | 71,884                     | 124,596                    | 114,734                    |
| <b>Estimated Gross Income</b>             | \$1,350,994                 | \$1,352,326                | \$1,825,704                | \$1,671,692                |
| <b>Gross Income per SqFt</b>              | \$14.65                     | \$18.81                    | \$14.65                    | \$14.57                    |
| <b>Estimated Expense</b>                  | \$311,697                   | \$719,826                  | \$421,731                  | \$471,150                  |
| <b>Expense SqFt</b>                       | \$3.38                      | \$10.01                    | \$3.38                     | \$4.11                     |
| <b>Net Operating Income</b>               | \$1,039,297                 | \$632,500                  | \$1,403,973                | \$1,200,542                |
| <b>Full Market Value</b>                  | \$6,920,005                 | \$3,134,000                | \$9,350,000                | \$7,980,000                |
| <b>Market Value per SqFt</b>              | \$75.04                     | \$43.60                    | \$75.04                    | \$69.55                    |
| <b>Distance from Condominium in miles</b> |                             | 1.32                       | 0.83                       | 0.45                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02200-7501                | 3-03049-0029               | 3-01914-0035               | 3-02413-0031               |
| <b>Condominium Section</b>                | 0993-R1                     |                            |                            |                            |
| <b>Address</b>                            | 234 KEAP STREET             | 48 MESEROLE STREET         | 902 BEDFORD AVENUE         | 385 SOUTH 2 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | WILLIAMSBURG-EAST          | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D3-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 22                         |
| <b>Year Built</b>                         | 1999                        | 1931                       | 2005                       | 1915                       |
| <b>Gross SqFt</b>                         | 19,680                      | 25,777                     | 13,000                     | 20,295                     |
| <b>Estimated Gross Income</b>             | \$413,674                   | \$559,746                  | \$273,319                  | \$391,146                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.71                    | \$21.02                    | \$19.27                    |
| <b>Estimated Expense</b>                  | \$122,016                   | \$195,835                  | \$80,614                   | \$199,549                  |
| <b>Expense SqFt</b>                       | \$6.20                      | \$7.60                     | \$6.20                     | \$9.83                     |
| <b>Net Operating Income</b>               | \$291,658                   | \$363,911                  | \$192,705                  | \$191,597                  |
| <b>Full Market Value</b>                  | \$2,127,996                 | \$2,145,000                | \$1,377,000                | \$942,000                  |
| <b>Market Value per SqFt</b>              | \$108.13                    | \$83.21                    | \$105.92                   | \$46.42                    |
| <b>Distance from Condominium in miles</b> |                             | 0.45                       | 0.79                       | 0.45                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02201-7502                | 3-02188-0016               | 3-02434-0008               | 3-02424-0016               |
| <b>Condominium Section</b>                | 0892-R1                     |                            |                            |                            |
| <b>Address</b>                            | 266 KEAP STREET             | 200 ROSS STREET            | 244 SOUTH 3 STREET         | 370 SOUTH 2 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | WILLIAMSBURG-CENTRAL       | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 30                         | 21                         | 24                         |
| <b>Year Built</b>                         | 1915                        | 1916                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 25,980                      | 25,000                     | 18,360                     | 23,000                     |
| <b>Estimated Gross Income</b>             | \$419,057                   | \$316,967                  | \$296,127                  | \$426,705                  |
| <b>Gross Income per SqFt</b>              | \$16.13                     | \$12.68                    | \$16.13                    | \$18.55                    |
| <b>Estimated Expense</b>                  | \$219,791                   | \$169,702                  | \$166,612                  | \$198,246                  |
| <b>Expense SqFt</b>                       | \$8.46                      | \$6.79                     | \$9.07                     | \$8.62                     |
| <b>Net Operating Income</b>               | \$199,266                   | \$147,265                  | \$129,515                  | \$228,459                  |
| <b>Full Market Value</b>                  | \$1,364,999                 | \$934,000                  | \$719,000                  | \$1,401,000                |
| <b>Market Value per SqFt</b>              | \$52.54                     | \$37.36                    | \$39.16                    | \$60.91                    |
| <b>Distance from Condominium in miles</b> |                             | 0.19                       | 0.31                       | 0.26                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02204-7502                | 3-01914-0035               | 3-01914-0135               | 3-01914-0036               |
| <b>Condominium Section</b>                | 1431-R1                     |                            |                            |                            |
| <b>Address</b>                            | 616 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 20,000                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$424,200                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$99,000                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$325,200                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,378,000                 | \$1,377,000                | \$2,887,000                | \$2,860,000                |
| <b>Market Value per SqFt</b>              | \$118.90                    | \$105.92                   | \$111.04                   | \$110.00                   |
| <b>Distance from Condominium in miles</b> |                             | 0.63                       | 0.63                       | 0.63                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02223-7502                | 3-01914-0035               | 3-01914-0135               | 3-01914-0036               |
| <b>Condominium Section</b>                | 1449-R1                     |                            |                            |                            |
| <b>Address</b>                            | 790 WYTHE AVENUE            | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 16,950                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$359,510                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$83,903                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$275,607                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,211,996                 | \$1,377,000                | \$2,887,000                | \$2,860,000                |
| <b>Market Value per SqFt</b>              | \$71.50                     | \$105.92                   | \$111.04                   | \$110.00                   |
| <b>Distance from Condominium in miles</b> |                             | 0.45                       | 0.45                       | 0.45                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02223-7503                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1450-R1                     |                            |                            |                            |
| <b>Address</b>                            | 796 WYTHE AVENUE            | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2005                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 16,950                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$359,510                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$83,903                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$275,607                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,015,000                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.88                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.45                       | 0.45                       | 0.45                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02224-7502                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 0718-R1                     |                            |                            |                            |
| <b>Address</b>                            | 29 HEYWARD STREET           | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 1999                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 22,844                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$484,521                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$113,078                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$371,443                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,605,514                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$114.06                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.48                       | 0.48                       | 0.48                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02224-7504                | 3-03049-0029               | 3-02188-0016               | 3-02424-0014               |
| <b>Condominium Section</b>                | 0733-R1                     |                            |                            |                            |
| <b>Address</b>                            | 35 HEYWARD STREET           | 48 MESEROLE STREET         | 200 ROSS STREET            | 366 SOUTH 2 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | WILLIAMSBURG-EAST          | WILLIAMSBURG-CENTRAL       | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 30                         | 24                         |
| <b>Year Built</b>                         |                             | 1931                       | 1916                       | 1915                       |
| <b>Gross SqFt</b>                         | 22,704                      | 25,777                     | 25,000                     | 23,000                     |
| <b>Estimated Gross Income</b>             | \$420,932                   | \$559,746                  | \$316,967                  | \$426,380                  |
| <b>Gross Income per SqFt</b>              | \$18.54                     | \$21.71                    | \$12.68                    | \$18.54                    |
| <b>Estimated Expense</b>                  | \$213,645                   | \$195,835                  | \$169,702                  | \$216,368                  |
| <b>Expense SqFt</b>                       | \$9.41                      | \$7.60                     | \$6.79                     | \$9.41                     |
| <b>Net Operating Income</b>               | \$207,287                   | \$363,911                  | \$147,265                  | \$210,012                  |
| <b>Full Market Value</b>                  | \$1,472,002                 | \$2,145,000                | \$934,000                  | \$948,000                  |
| <b>Market Value per SqFt</b>              | \$64.83                     | \$83.21                    | \$37.36                    | \$41.22                    |
| <b>Distance from Condominium in miles</b> |                             | 0.67                       | 0.39                       | 0.69                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02224-7505                | 3-01914-0036               | 3-01914-0135               | 3-01914-0035               |
| <b>Condominium Section</b>                | 0882-R1                     |                            |                            |                            |
| <b>Address</b>                            | 23 HEYWARD STREET           | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 902 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 19                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2000                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 53,792                      | 26,000                     | 26,000                     | 13,000                     |
| <b>Estimated Gross Income</b>             | \$1,140,928                 | \$551,570                  | \$551,570                  | \$273,319                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.02                    |
| <b>Estimated Expense</b>                  | \$266,270                   | \$128,755                  | \$128,755                  | \$80,614                   |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$874,658                   | \$422,815                  | \$422,815                  | \$192,705                  |
| <b>Full Market Value</b>                  | \$5,053,514                 | \$2,860,000                | \$2,887,000                | \$1,377,000                |
| <b>Market Value per SqFt</b>              | \$93.95                     | \$110.00                   | \$111.04                   | \$105.92                   |
| <b>Distance from Condominium in miles</b> |                             | 0.48                       | 0.48                       | 0.48                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02230-7504                | 3-01914-0036               | 3-01914-0135               | 3-01949-0027               |
| <b>Condominium Section</b>                | 1113-R1                     |                            |                            |                            |
| <b>Address</b>                            | 15 LYNCH STREET             | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 426 LAFAYETTE AVENUE       |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 24                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2009                       |
| <b>Gross SqFt</b>                         | 26,762                      | 26,000                     | 26,000                     | 27,797                     |
| <b>Estimated Gross Income</b>             | \$567,622                   | \$551,570                  | \$551,570                  | \$601,520                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.64                    |
| <b>Estimated Expense</b>                  | \$132,472                   | \$128,755                  | \$128,755                  | \$288,730                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$10.39                    |
| <b>Net Operating Income</b>               | \$435,150                   | \$422,815                  | \$422,815                  | \$312,790                  |
| <b>Full Market Value</b>                  | \$3,052,501                 | \$2,860,000                | \$2,887,000                | \$2,296,000                |
| <b>Market Value per SqFt</b>              | \$114.06                    | \$110.00                   | \$111.04                   | \$82.60                    |
| <b>Distance from Condominium in miles</b> |                             | 0.45                       | 0.45                       | 0.79                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3  |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot                     | 3-02230-7505         | 3-01914-0135        | 3-01914-0036        | 3-01949-0027         |
| Condominium Section                | 1196-R1              |                     |                     |                      |
| Address                            | 5 LYNCH STREET       | 904 BEDFORD AVENUE  | 908 BEDFORD AVENUE  | 426 LAFAYETTE AVENUE |
| Neighborhood                       | WILLIAMSBURG-CENTRAL | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  | BEDFORD STUYVESANT   |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D3-ELEVATOR         | D1-ELEVATOR          |
| Total Units                        | 11                   | 18                  | 18                  | 24                   |
| Year Built                         | 2004                 | 2005                | 2005                | 2009                 |
| Gross SqFt                         | 32,400               | 26,000              | 26,000              | 27,797               |
| Estimated Gross Income             | \$687,204            | \$551,570           | \$551,570           | \$601,520            |
| Gross Income per SqFt              | \$21.21              | \$21.21             | \$21.21             | \$21.64              |
| Estimated Expense                  | \$160,380            | \$128,755           | \$128,755           | \$288,730            |
| Expense SqFt                       | \$4.95               | \$4.95              | \$4.95              | \$10.39              |
| Net Operating Income               | \$526,824            | \$422,815           | \$422,815           | \$312,790            |
| Full Market Value                  | \$3,287,998          | \$2,887,000         | \$2,860,000         | \$2,296,000          |
| Market Value per SqFt              | \$101.48             | \$111.04            | \$110.00            | \$82.60              |
| Distance from Condominium in miles |                      | 0.45                | 0.45                | 0.79                 |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02234-7501         | 3-03113-0004        | 3-02424-0009        |                     |
| Condominium Section                | 0378-R2              |                     |                     |                     |
| Address                            | 210 LYNCH STREET     | 20 MANHATTAN AVENUE | 358 SOUTH 2 STREET  |                     |
| Neighborhood                       | WILLIAMSBURG-CENTRAL | WILLIAMSBURG-EAST   | WILLIAMSBURG-SOUTH  |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 21                   | 24                  | 27                  |                     |
| Year Built                         | 1990                 | 1931                | 1920                |                     |
| Gross SqFt                         | 38,358               | 22,500              | 19,000              |                     |
| Estimated Gross Income             | \$918,291            | \$501,978           | \$485,914           |                     |
| Gross Income per SqFt              | \$23.94              | \$22.31             | \$25.57             |                     |
| Estimated Expense                  | \$347,523            | \$147,488           | \$219,515           |                     |
| Expense SqFt                       | \$9.06               | \$6.56              | \$11.55             |                     |
| Net Operating Income               | \$570,768            | \$354,490           | \$266,399           |                     |
| Full Market Value                  | \$2,644,384          | \$2,308,000         | \$1,476,000         |                     |
| Market Value per SqFt              | \$68.94              | \$102.58            | \$77.68             |                     |
| Distance from Condominium in miles |                      | 0.37                | 0.40                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02234-7502         | 3-02424-0009        | 3-01892-0061        |                     |
| Condominium Section                | 0885-R1              |                     |                     |                     |
| Address                            | 262 HEYWARD STREET   | 358 SOUTH 2 STREET  | 98 GRAND AVENUE     |                     |
| Neighborhood                       | WILLIAMSBURG-CENTRAL | WILLIAMSBURG-SOUTH  | CLINTON HILL        |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 12                   | 27                  | 25                  |                     |
| Year Built                         | 1999                 | 1920                | 1946                |                     |
| Gross SqFt                         | 25,904               | 19,000              | 25,000              |                     |
| Estimated Gross Income             | \$631,540            | \$485,914           | \$579,855           |                     |
| Gross Income per SqFt              | \$24.38              | \$25.57             | \$23.19             |                     |
| Estimated Expense                  | \$208,786            | \$219,515           | \$114,329           |                     |
| Expense SqFt                       | \$8.06               | \$11.55             | \$4.57              |                     |
| Net Operating Income               | \$422,754            | \$266,399           | \$465,526           |                     |
| Full Market Value                  | \$2,961,003          | \$1,476,000         | \$3,458,000         |                     |
| Market Value per SqFt              | \$114.31             | \$77.68             | \$138.32            |                     |
| Distance from Condominium in miles |                      | 0.36                | 0.99                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|-----------------------|---------------------|
| Boro-Block-Lot                     | 3-02234-7505         | 3-04168-0012        | 3-01917-0042          | 3-01514-0018        |
| Condominium Section                | 3005-R1              |                     |                       |                     |
| Address                            | 290 HEYWARD STREET   | 130 GLEN STREET     | 260 WASHINGTON AVENUE | 354 CHAUNCEY STREET |
| Neighborhood                       | WILLIAMSBURG-CENTRAL | EAST NEW YORK       | CLINTON HILL          | OCEAN HILL          |
| Building Classification            | R4-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP            | C1-WALK-UP          |
| Total Units                        | 12                   | 23                  | 27                    | 16                  |
| Year Built                         | 2011                 | 1927                | 1916                  | 1906                |
| Gross SqFt                         | 11,910               | 18,000              | 26,204                | 7,280               |
| Estimated Gross Income             | \$181,866            | \$216,378           | \$400,134             | \$165,306           |
| Gross Income per SqFt              | \$15.27              | \$12.02             | \$15.27               | \$22.71             |
| Estimated Expense                  | \$51,809             | \$110,353           | \$113,931             | \$83,162            |
| Expense SqFt                       | \$4.35               | \$6.13              | \$4.35                | \$11.42             |
| Net Operating Income               | \$130,057            | \$106,025           | \$286,203             | \$82,144            |
| Full Market Value                  | \$311,996            | \$678,000           | \$1,930,000           | \$605,000           |
| Market Value per SqFt              | \$26.20              | \$37.67             | \$73.65               | \$83.10             |
| Distance from Condominium in miles |                      | 4.55                | 1.27                  | 2.36                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02235-7504                | 3-01914-0035               | 3-01914-0135               | 3-02132-0016               |
| <b>Condominium Section</b>                | 2012-R1                     |                            |                            |                            |
| <b>Address</b>                            | 24 LYNCH STREET             | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 158 BROADWAY               |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2002                       |
| <b>Gross SqFt</b>                         | 19,540                      | 13,000                     | 26,000                     | 24,949                     |
| <b>Estimated Gross Income</b>             | \$410,731                   | \$273,319                  | \$551,570                  | \$384,022                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$15.39                    |
| <b>Estimated Expense</b>                  | \$121,148                   | \$80,614                   | \$128,755                  | \$85,451                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.43                     |
| <b>Net Operating Income</b>               | \$289,583                   | \$192,705                  | \$422,815                  | \$298,571                  |
| <b>Full Market Value</b>                  | \$2,113,002                 | \$1,377,000                | \$2,887,000                | \$2,018,000                |
| <b>Market Value per SqFt</b>              | \$108.14                    | \$105.92                   | \$111.04                   | \$80.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.47                       | 0.75                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02235-7505                | 3-01914-0035               | 3-01914-0135               | 3-02132-0016               |
| <b>Condominium Section</b>                | 2013-R1                     |                            |                            |                            |
| <b>Address</b>                            | 28 LYNCH STREET             | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 158 BROADWAY               |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2002                       |
| <b>Gross SqFt</b>                         | 21,528                      | 13,000                     | 26,000                     | 24,949                     |
| <b>Estimated Gross Income</b>             | \$452,519                   | \$273,319                  | \$551,570                  | \$384,022                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$15.39                    |
| <b>Estimated Expense</b>                  | \$133,474                   | \$80,614                   | \$128,755                  | \$85,451                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.43                     |
| <b>Net Operating Income</b>               | \$319,045                   | \$192,705                  | \$422,815                  | \$298,571                  |
| <b>Full Market Value</b>                  | \$2,327,998                 | \$1,377,000                | \$2,887,000                | \$2,018,000                |
| <b>Market Value per SqFt</b>              | \$108.14                    | \$105.92                   | \$111.04                   | \$80.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.47                       | 0.75                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02235-7506                | 3-01914-0035               | 3-01914-0135               | 3-02132-0016               |
| <b>Condominium Section</b>                | 2072-R1                     |                            |                            |                            |
| <b>Address</b>                            | 18 LYNCH STREET             | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 158 BROADWAY               |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2002                       |
| <b>Gross SqFt</b>                         | 21,338                      | 13,000                     | 26,000                     | 24,949                     |
| <b>Estimated Gross Income</b>             | \$448,525                   | \$273,319                  | \$551,570                  | \$384,022                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$15.39                    |
| <b>Estimated Expense</b>                  | \$132,296                   | \$80,614                   | \$128,755                  | \$85,451                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.43                     |
| <b>Net Operating Income</b>               | \$316,229                   | \$192,705                  | \$422,815                  | \$298,571                  |
| <b>Full Market Value</b>                  | \$2,307,996                 | \$1,377,000                | \$2,887,000                | \$2,018,000                |
| <b>Market Value per SqFt</b>              | \$108.16                    | \$105.92                   | \$111.04                   | \$80.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.47                       | 0.75                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02235-7507                | 3-01914-0035               | 3-01914-0135               | 3-02132-0016               |
| <b>Condominium Section</b>                | 2083-R1                     |                            |                            |                            |
| <b>Address</b>                            | 14 LYNCH STREET             | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 158 BROADWAY               |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2002                       |
| <b>Gross SqFt</b>                         | 22,253                      | 13,000                     | 26,000                     | 24,949                     |
| <b>Estimated Gross Income</b>             | \$467,758                   | \$273,319                  | \$551,570                  | \$384,022                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$15.39                    |
| <b>Estimated Expense</b>                  | \$137,969                   | \$80,614                   | \$128,755                  | \$85,451                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.43                     |
| <b>Net Operating Income</b>               | \$329,789                   | \$192,705                  | \$422,815                  | \$298,571                  |
| <b>Full Market Value</b>                  | \$2,406,998                 | \$1,377,000                | \$2,887,000                | \$2,018,000                |
| <b>Market Value per SqFt</b>              | \$108.17                    | \$105.92                   | \$111.04                   | \$80.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.47                       | 0.75                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02235-7508                | 3-01914-0035               | 3-01914-0135               | 3-02132-0016               |
| <b>Condominium Section</b>                | 2167-R1                     |                            |                            |                            |
| <b>Address</b>                            | 232 LEE AVENUE              | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 158 BROADWAY               |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2007                        | 2005                       | 2005                       | 2002                       |
| <b>Gross SqFt</b>                         | 19,400                      | 13,000                     | 26,000                     | 24,949                     |
| <b>Estimated Gross Income</b>             | \$407,788                   | \$273,319                  | \$551,570                  | \$384,022                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$15.39                    |
| <b>Estimated Expense</b>                  | \$120,280                   | \$80,614                   | \$128,755                  | \$85,451                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.43                     |
| <b>Net Operating Income</b>               | \$287,508                   | \$192,705                  | \$422,815                  | \$298,571                  |
| <b>Full Market Value</b>                  | \$2,097,999                 | \$1,377,000                | \$2,887,000                | \$2,018,000                |
| <b>Market Value per SqFt</b>              | \$108.14                    | \$105.92                   | \$111.04                   | \$80.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.47                       | 0.75                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02235-7509                | 3-01914-0036               | 3-01914-0135               | 3-01914-0035               |
| <b>Condominium Section</b>                | 2356-R1                     |                            |                            |                            |
| <b>Address</b>                            | 8 LYNCH STREET              | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 902 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2007                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 29,200                      | 26,000                     | 26,000                     | 13,000                     |
| <b>Estimated Gross Income</b>             | \$619,332                   | \$551,570                  | \$551,570                  | \$273,319                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.02                    |
| <b>Estimated Expense</b>                  | \$144,540                   | \$128,755                  | \$128,755                  | \$80,614                   |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$474,792                   | \$422,815                  | \$422,815                  | \$192,705                  |
| <b>Full Market Value</b>                  | \$3,472,000                 | \$2,860,000                | \$2,887,000                | \$1,377,000                |
| <b>Market Value per SqFt</b>              | \$118.90                    | \$110.00                   | \$111.04                   | \$105.92                   |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.47                       | 0.47                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02235-7510                | 3-01914-0035               | 3-02132-0016               | 3-01914-0135               |
| <b>Condominium Section</b>                | 2355-R1                     |                            |                            |                            |
| <b>Address</b>                            | 4 LYNCH STREET              | 902 BEDFORD AVENUE         | 158 BROADWAY               | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D7-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 18                         | 13                         | 18                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2002                       | 2005                       |
| <b>Gross SqFt</b>                         | 21,570                      | 13,000                     | 24,949                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$453,401                   | \$273,319                  | \$384,022                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$15.39                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$133,734                   | \$80,614                   | \$85,451                   | \$128,755                  |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$3.43                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$319,667                   | \$192,705                  | \$298,571                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,333,005                 | \$1,377,000                | \$2,018,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$108.16                    | \$105.92                   | \$80.89                    | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.75                       | 0.47                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02235-7511                | 3-01914-0035               | 3-01914-0135               | 3-02132-0016               |
| <b>Condominium Section</b>                | 2887-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1 MIDDLETON STREET          | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 158 BROADWAY               |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2002                       |
| <b>Gross SqFt</b>                         | 18,398                      | 13,000                     | 26,000                     | 24,949                     |
| <b>Estimated Gross Income</b>             | \$386,726                   | \$273,319                  | \$551,570                  | \$384,022                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$15.39                    |
| <b>Estimated Expense</b>                  | \$114,068                   | \$80,614                   | \$128,755                  | \$85,451                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.43                     |
| <b>Net Operating Income</b>               | \$272,658                   | \$192,705                  | \$422,815                  | \$298,571                  |
| <b>Full Market Value</b>                  | \$1,270,000                 | \$1,377,000                | \$2,887,000                | \$2,018,000                |
| <b>Market Value per SqFt</b>              | \$69.03                     | \$105.92                   | \$111.04                   | \$80.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.47                       | 0.75                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02235-7512                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 2902-R1                     |                            |                            |                            |
| <b>Address</b>                            | 115 WALLABOUT STREET        | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2007                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 20,133                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$605,546                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$30.08                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$141,323                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$7.02                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$464,223                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$767,014                   | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$38.10                     | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.47                       | 0.47                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02237-7511                | 3-03049-0029               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 0893-R1                     |                            |                            |                            |
| <b>Address</b>                            | 118 HARRISON AVENUE         | 48 MESEROLE STREET         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | WILLIAMSBURG-EAST          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2001                        | 1931                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 26,819                      | 25,777                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$568,831                   | \$559,746                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.71                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$132,754                   | \$195,835                  | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$7.60                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$436,077                   | \$363,911                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,752,502                 | \$2,145,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$102.63                    | \$83.21                    | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.32                       | 0.68                       | 0.68                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02238-7504                | 3-01739-0006               | 3-03070-0018               | 3-02439-0001               |
| <b>Condominium Section</b>                | 1376-R1                     |                            |                            |                            |
| <b>Address</b>                            | 532 BROADWAY                | 519 MARCY AVENUE           | 156 JOHNSON AVENUE         | 366 HEWES STREET           |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 35                          | 58                         | 42                         | 52                         |
| <b>Year Built</b>                         | 2002                        | 2005                       | 2008                       | 1993                       |
| <b>Gross SqFt</b>                         | 61,764                      | 46,133                     | 8,019                      | 46,320                     |
| <b>Estimated Gross Income</b>             | \$1,001,194                 | \$1,119,600                | \$130,004                  | \$433,177                  |
| <b>Gross Income per SqFt</b>              | \$16.21                     | \$24.27                    | \$16.21                    | \$9.35                     |
| <b>Estimated Expense</b>                  | \$233,468                   | \$258,829                  | \$30,306                   | \$240,222                  |
| <b>Expense SqFt</b>                       | \$3.78                      | \$5.61                     | \$3.78                     | \$5.19                     |
| <b>Net Operating Income</b>               | \$767,726                   | \$860,771                  | \$99,698                   | \$192,955                  |
| <b>Full Market Value</b>                  | \$5,268,003                 | \$6,441,000                | \$684,000                  | \$1,096,000                |
| <b>Market Value per SqFt</b>              | \$85.29                     | \$139.62                   | \$85.30                    | \$23.66                    |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.32                       | 0.26                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02240-7507                | 3-01914-0135               | 3-01914-0036               | 3-03049-0029               |
| <b>Condominium Section</b>                | 1019-R1                     |                            |                            |                            |
| <b>Address</b>                            | 51 LORIMER STREET           | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 48 MESEROLE STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 1931                       |
| <b>Gross SqFt</b>                         | 24,787                      | 26,000                     | 26,000                     | 25,777                     |
| <b>Estimated Gross Income</b>             | \$525,732                   | \$551,570                  | \$551,570                  | \$559,746                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.71                    |
| <b>Estimated Expense</b>                  | \$122,696                   | \$128,755                  | \$128,755                  | \$195,835                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$7.60                     |
| <b>Net Operating Income</b>               | \$403,036                   | \$422,815                  | \$422,815                  | \$363,911                  |
| <b>Full Market Value</b>                  | \$2,840,994                 | \$2,887,000                | \$2,860,000                | \$2,145,000                |
| <b>Market Value per SqFt</b>              | \$114.62                    | \$111.04                   | \$110.00                   | \$83.21                    |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.54                       | 0.46                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02240-7509                | 3-01914-0135               | 3-01914-0036               | 3-03049-0029               |
| <b>Condominium Section</b>                | 1018-R1                     |                            |                            |                            |
| <b>Address</b>                            | 57 LORIMER STREET           | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 48 MESEROLE STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 1931                       |
| <b>Gross SqFt</b>                         | 24,787                      | 26,000                     | 26,000                     | 25,777                     |
| <b>Estimated Gross Income</b>             | \$525,732                   | \$551,570                  | \$551,570                  | \$559,746                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.71                    |
| <b>Estimated Expense</b>                  | \$122,696                   | \$128,755                  | \$128,755                  | \$195,835                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$7.60                     |
| <b>Net Operating Income</b>               | \$403,036                   | \$422,815                  | \$422,815                  | \$363,911                  |
| <b>Full Market Value</b>                  | \$2,840,983                 | \$2,887,000                | \$2,860,000                | \$2,145,000                |
| <b>Market Value per SqFt</b>              | \$114.62                    | \$111.04                   | \$110.00                   | \$83.21                    |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.54                       | 0.46                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02240-7511                | 3-01914-0036               | 3-01914-0135               | 3-03049-0029               |
| <b>Condominium Section</b>                | 1182-R1                     |                            |                            |                            |
| <b>Address</b>                            | 40 MIDDLETON STREET         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 48 MESEROLE STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2002                        | 2005                       | 2005                       | 1931                       |
| <b>Gross SqFt</b>                         | 27,648                      | 26,000                     | 26,000                     | 25,777                     |
| <b>Estimated Gross Income</b>             | \$586,414                   | \$551,570                  | \$551,570                  | \$559,746                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.71                    |
| <b>Estimated Expense</b>                  | \$136,858                   | \$128,755                  | \$128,755                  | \$195,835                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$7.60                     |
| <b>Net Operating Income</b>               | \$449,556                   | \$422,815                  | \$422,815                  | \$363,911                  |
| <b>Full Market Value</b>                  | \$3,287,000                 | \$2,860,000                | \$2,887,000                | \$2,145,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$110.00                   | \$111.04                   | \$83.21                    |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.54                       | 0.46                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02240-7512                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1075-R1                     |                            |                            |                            |
| <b>Address</b>                            | 82 MIDDLETON STREET         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 17                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2002                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 17,772                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$376,944                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$87,971                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$288,973                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,036,996                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$114.62                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.54                       | 0.54                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02240-7513                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1076-R1                     |                            |                            |                            |
| <b>Address</b>                            | 86 MIDDLETON STREET         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2002                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 15,052                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$319,253                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$74,507                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$244,746                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,790,003                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.92                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.54                       | 0.54                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02240-7514                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1077-R1                     |                            |                            |                            |
| <b>Address</b>                            | 90 MIDDLETON STREET         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 17                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2002                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 16,059                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$340,611                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$79,492                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$261,119                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,909,000                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.87                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.54                       | 0.54                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02240-7516                | 3-01914-0135               | 3-01914-0036               | 3-03049-0029               |
| <b>Condominium Section</b>                | 1137-R1                     |                            |                            |                            |
| <b>Address</b>                            | 5 UNKNOWN                   | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 48 MESEROLE STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2002                        | 2005                       | 2005                       | 1931                       |
| <b>Gross SqFt</b>                         | 28,727                      | 26,000                     | 26,000                     | 25,777                     |
| <b>Estimated Gross Income</b>             | \$609,300                   | \$551,570                  | \$551,570                  | \$559,746                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.71                    |
| <b>Estimated Expense</b>                  | \$142,199                   | \$128,755                  | \$128,755                  | \$195,835                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$7.60                     |
| <b>Net Operating Income</b>               | \$467,101                   | \$422,815                  | \$422,815                  | \$363,911                  |
| <b>Full Market Value</b>                  | \$3,248,999                 | \$2,887,000                | \$2,860,000                | \$2,145,000                |
| <b>Market Value per SqFt</b>              | \$113.10                    | \$111.04                   | \$110.00                   | \$83.21                    |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.54                       | 0.46                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02240-7518                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1104-R1                     |                            |                            |                            |
| <b>Address</b>                            | 13 LORIMER STREET           | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 21,510                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$456,227                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$106,475                   | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$349,752                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,433,002                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$113.11                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.54                       | 0.54                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02241-7528                | 3-03049-0029               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1235-R1                     |                            |                            |                            |
| <b>Address</b>                            | 115 LORIMER STREET          | 48 MESEROLE STREET         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | WILLIAMSBURG-EAST          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 1931                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 25,452                      | 25,777                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$539,837                   | \$559,746                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.71                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$125,987                   | \$195,835                  | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$7.60                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$413,850                   | \$363,911                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$3,025,996                 | \$2,145,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$83.21                    | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.34                       | 0.66                       | 0.66                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02241-7529                | 3-03049-0029               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1237-R1                     |                            |                            |                            |
| <b>Address</b>                            | 119 LORIMER STREET          | 48 MESEROLE STREET         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | WILLIAMSBURG-EAST          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 1931                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 26,950                      | 25,777                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$571,610                   | \$559,746                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.71                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$133,403                   | \$195,835                  | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$7.60                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$438,207                   | \$363,911                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$3,204,005                 | \$2,145,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$83.21                    | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.34                       | 0.66                       | 0.66                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02241-7530                | 3-03049-0029               | 3-01914-0035               | 3-01914-0036               |
| <b>Condominium Section</b>                | 1242-R1                     |                            |                            |                            |
| <b>Address</b>                            | 146 MIDDLETON STREET        | 48 MESEROLE STREET         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | WILLIAMSBURG-EAST          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 1931                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 23,692                      | 25,777                     | 13,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$502,507                   | \$559,746                  | \$273,319                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.71                    | \$21.02                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$117,275                   | \$195,835                  | \$80,614                   | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$7.60                     | \$6.20                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$385,232                   | \$363,911                  | \$192,705                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,817,001                 | \$2,145,000                | \$1,377,000                | \$2,860,000                |
| <b>Market Value per SqFt</b>              | \$118.90                    | \$83.21                    | \$105.92                   | \$110.00                   |
| <b>Distance from Condominium in miles</b> |                             | 0.34                       | 0.66                       | 0.66                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02241-7531         | 3-03049-0029        | 3-01914-0036        | 3-01914-0135        |
| Condominium Section                | 1246-R1              |                     |                     |                     |
| Address                            | 150 MIDDLETON STREET | 48 MESEROLE STREET  | 908 BEDFORD AVENUE  | 904 BEDFORD AVENUE  |
| Neighborhood                       | WILLIAMSBURG-CENTRAL | WILLIAMSBURG-EAST   | BEDFORD STUYVESANT  | BEDFORD STUYVESANT  |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D3-ELEVATOR         | D3-ELEVATOR         |
| Total Units                        | 14                   | 18                  | 18                  | 18                  |
| Year Built                         | 2004                 | 1931                | 2005                | 2005                |
| Gross SqFt                         | 25,452               | 25,777              | 26,000              | 26,000              |
| Estimated Gross Income             | \$539,837            | \$559,746           | \$551,570           | \$551,570           |
| Gross Income per SqFt              | \$21.21              | \$21.71             | \$21.21             | \$21.21             |
| Estimated Expense                  | \$125,987            | \$195,835           | \$128,755           | \$128,755           |
| Expense SqFt                       | \$4.95               | \$7.60              | \$4.95              | \$4.95              |
| Net Operating Income               | \$413,850            | \$363,911           | \$422,815           | \$422,815           |
| Full Market Value                  | \$2,953,491          | \$2,145,000         | \$2,860,000         | \$2,887,000         |
| Market Value per SqFt              | \$116.04             | \$83.21             | \$110.00            | \$111.04            |
| Distance from Condominium in miles |                      | 0.34                | 0.66                | 0.66                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02242-7503         | 3-03049-0029        | 3-02791-0018        | 3-02425-0020        |
| Condominium Section                | 1815-R1              |                     |                     |                     |
| Address                            | 218 MIDDLETON STREET | 48 MESEROLE STREET  | 30 MAUJER STREET    | 402 SOUTH 2 STREET  |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   | WILLIAMSBURG-SOUTH  |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 18                   | 18                  | 19                  | 24                  |
| Year Built                         | 2005                 | 1931                | 1925                | 1916                |
| Gross SqFt                         | 32,189               | 25,777              | 30,037              | 23,562              |
| Estimated Gross Income             | \$698,823            | \$559,746           | \$359,395           | \$611,087           |
| Gross Income per SqFt              | \$21.71              | \$21.71             | \$11.97             | \$25.94             |
| Estimated Expense                  | \$244,636            | \$195,835           | \$169,575           | \$241,246           |
| Expense SqFt                       | \$7.60               | \$7.60              | \$5.65              | \$10.24             |
| Net Operating Income               | \$454,187            | \$363,911           | \$189,820           | \$369,841           |
| Full Market Value                  | \$3,335,000          | \$2,145,000         | \$1,177,000         | \$1,416,000         |
| Market Value per SqFt              | \$103.61             | \$83.21             | \$39.19             | \$60.10             |
| Distance from Condominium in miles |                      | 0.24                | 0.44                | 0.40                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02242-7504                | 3-03049-0029               | 3-02791-0018               | 3-02132-0016               |
| <b>Condominium Section</b>                | 2057-R1                     |                            |                            |                            |
| <b>Address</b>                            | 210 MIDDLETON STREET        | 48 MESEROLE STREET         | 30 MAUJER STREET           | 158 BROADWAY               |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 18                         | 19                         | 13                         |
| <b>Year Built</b>                         | 2005                        | 1931                       | 1925                       | 2002                       |
| <b>Gross SqFt</b>                         | 27,224                      | 25,777                     | 30,037                     | 24,949                     |
| <b>Estimated Gross Income</b>             | \$418,977                   | \$559,746                  | \$359,395                  | \$384,022                  |
| <b>Gross Income per SqFt</b>              | \$15.39                     | \$21.71                    | \$11.97                    | \$15.39                    |
| <b>Estimated Expense</b>                  | \$93,378                    | \$195,835                  | \$169,575                  | \$85,451                   |
| <b>Expense SqFt</b>                       | \$3.43                      | \$7.60                     | \$5.65                     | \$3.43                     |
| <b>Net Operating Income</b>               | \$325,599                   | \$363,911                  | \$189,820                  | \$298,571                  |
| <b>Full Market Value</b>                  | \$2,201,000                 | \$2,145,000                | \$1,177,000                | \$2,018,000                |
| <b>Market Value per SqFt</b>              | \$80.85                     | \$83.21                    | \$39.19                    | \$80.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.24                       | 0.44                       | 0.84                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02244-7501                | 3-02239-0008               | 3-02159-0001               | 3-01868-9028               |
| <b>Condominium Section</b>                | 0663-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2 LEE AVENUE                | 157 WALLABOUT STREET       | 475 KENT AVENUE            | 254 HERKIMER STREET        |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | WILLIAMSBURG-CENTRAL       | WILLIAMSBURG-SOUTH         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 113                         | 115                        | 105                        | 139                        |
| <b>Year Built</b>                         | 1998                        | 2002                       | 1911                       | 1972                       |
| <b>Gross SqFt</b>                         | 196,286                     | 114,734                    | 162,890                    | 175,628                    |
| <b>Estimated Gross Income</b>             | \$2,777,447                 | \$1,671,692                | \$2,160,275                | \$2,485,975                |
| <b>Gross Income per SqFt</b>              | \$14.15                     | \$14.57                    | \$13.26                    | \$14.15                    |
| <b>Estimated Expense</b>                  | \$1,489,811                 | \$471,150                  | \$959,740                  | \$1,333,463                |
| <b>Expense SqFt</b>                       | \$7.59                      | \$4.11                     | \$5.89                     | \$7.59                     |
| <b>Net Operating Income</b>               | \$1,287,636                 | \$1,200,542                | \$1,200,535                | \$1,152,512                |
| <b>Full Market Value</b>                  | \$8,479,996                 | \$7,980,000                | \$7,734,000                | \$7,590,000                |
| <b>Market Value per SqFt</b>              | \$43.20                     | \$69.55                    | \$47.48                    | \$43.22                    |
| <b>Distance from Condominium in miles</b> |                             | 0.12                       | 0.92                       | 1.56                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02248-7502         | 3-00171-0049         | 3-01514-0018        |                     |
| Condominium Section                | 3068-R1              |                      |                     |                     |
| Address                            | 207 WALLABOUT STREET | 337 STATE STREET     | 354 CHAUNCEY STREET |                     |
| Neighborhood                       | WILLIAMSBURG-CENTRAL | DOWNTOWN-FULTON MALL | OCEAN HILL          |                     |
| Building Classification            | R2-CONDOMINIUM       | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 4                    | 60                   | 16                  |                     |
| Year Built                         | 2008                 | 1930                 | 1906                |                     |
| Gross SqFt                         | 8,224                | 39,770               | 7,280               |                     |
| Estimated Gross Income             | \$174,596            | \$917,632            | \$165,306           |                     |
| Gross Income per SqFt              | \$21.23              | \$23.07              | \$22.71             |                     |
| Estimated Expense                  | \$80,266             | \$348,953            | \$83,162            |                     |
| Expense SqFt                       | \$9.76               | \$8.77               | \$11.42             |                     |
| Net Operating Income               | \$94,330             | \$568,679            | \$82,144            |                     |
| Full Market Value                  | \$519,373            | \$4,221,000          | \$605,000           |                     |
| Market Value per SqFt              | \$63.15              | \$106.14             | \$83.10             |                     |
| Distance from Condominium in miles |                      | 1.97                 | 2.19                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02249-7501         | 3-01739-0006        | 3-02439-0001        |                     |
| Condominium Section                | 2700-R1              |                     |                     |                     |
| Address                            | 437 MARCY AVENUE     | 519 MARCY AVENUE    | 366 HEWES STREET    |                     |
| Neighborhood                       | WILLIAMSBURG-CENTRAL | BEDFORD STUYVESANT  | WILLIAMSBURG-SOUTH  |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 23                   | 58                  | 52                  |                     |
| Year Built                         | 2008                 | 2005                | 1993                |                     |
| Gross SqFt                         | 40,236               | 46,133              | 46,320              |                     |
| Estimated Gross Income             | \$676,367            | \$1,119,600         | \$433,177           |                     |
| Gross Income per SqFt              | \$16.81              | \$24.27             | \$9.35              |                     |
| Estimated Expense                  | \$204,801            | \$258,829           | \$240,222           |                     |
| Expense SqFt                       | \$5.09               | \$5.61              | \$5.19              |                     |
| Net Operating Income               | \$471,566            | \$860,771           | \$192,955           |                     |
| Full Market Value                  | \$2,584,776          | \$6,441,000         | \$1,096,000         |                     |
| Market Value per SqFt              | \$64.24              | \$139.62            | \$23.66             |                     |
| Distance from Condominium in miles |                      | 0.29                | 0.48                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02249-7502                | 3-01042-0059               | 3-00829-0020               | 3-00649-0035               |
| <b>Condominium Section</b>                | 2987-R1                     |                            |                            |                            |
| <b>Address</b>                            | 24 WALTON STREET            | 257 15 STREET              | 238 55 STREET              | 726 5 AVENUE               |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | PARK SLOPE SOUTH           | BUSH TERMINAL              | SUNSET PARK                |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 43                          | 24                         | 32                         | 22                         |
| <b>Year Built</b>                         | 2007                        | 2002                       | 1998                       | 2002                       |
| <b>Gross SqFt</b>                         | 93,731                      | 21,056                     | 45,000                     | 23,882                     |
| <b>Estimated Gross Income</b>             | \$1,521,254                 | \$371,648                  | \$730,459                  | \$376,963                  |
| <b>Gross Income per SqFt</b>              | \$16.23                     | \$17.65                    | \$16.23                    | \$15.78                    |
| <b>Estimated Expense</b>                  | \$438,661                   | \$216,307                  | \$210,679                  | \$124,553                  |
| <b>Expense SqFt</b>                       | \$4.68                      | \$10.27                    | \$4.68                     | \$5.22                     |
| <b>Net Operating Income</b>               | \$1,082,593                 | \$155,341                  | \$519,780                  | \$252,410                  |
| <b>Full Market Value</b>                  | \$7,431,000                 | \$1,051,000                | \$3,568,000                | \$1,534,000                |
| <b>Market Value per SqFt</b>              | \$79.28                     | \$49.91                    | \$79.29                    | \$64.23                    |
| <b>Distance from Condominium in miles</b> |                             | 1.29                       | 0.85                       | 0.75                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02250-7501                | 3-02439-0001               | 3-01739-0006               | 3-03070-0019               |
| <b>Condominium Section</b>                | 0873-R1                     |                            |                            |                            |
| <b>Address</b>                            | 165 HARRISON AVENUE         | 366 HEWES STREET           | 519 MARCY AVENUE           | 158 JOHNSON AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-SOUTH         | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 32                          | 52                         | 58                         | 42                         |
| <b>Year Built</b>                         | 2000                        | 1993                       | 2005                       | 2008                       |
| <b>Gross SqFt</b>                         | 39,000                      | 46,320                     | 46,133                     | 8,019                      |
| <b>Estimated Gross Income</b>             | \$632,190                   | \$433,177                  | \$1,119,600                | \$130,004                  |
| <b>Gross Income per SqFt</b>              | \$16.21                     | \$9.35                     | \$24.27                    | \$16.21                    |
| <b>Estimated Expense</b>                  | \$147,420                   | \$240,222                  | \$258,829                  | \$30,306                   |
| <b>Expense SqFt</b>                       | \$3.78                      | \$5.19                     | \$5.61                     | \$3.78                     |
| <b>Net Operating Income</b>               | \$484,770                   | \$192,955                  | \$860,771                  | \$99,698                   |
| <b>Full Market Value</b>                  | \$3,326,008                 | \$1,096,000                | \$6,441,000                | \$684,000                  |
| <b>Market Value per SqFt</b>              | \$85.28                     | \$23.66                    | \$139.62                   | \$85.30                    |
| <b>Distance from Condominium in miles</b> |                             | 0.41                       | 0.35                       | 0.34                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3   |
|------------------------------------|----------------------|---------------------|---------------------|-----------------------|
| Boro-Block-Lot                     | 3-02251-7501         | 3-03049-0029        | 3-02791-0018        | 3-01768-0024          |
| Condominium Section                | 1025-R1              |                     |                     |                       |
| Address                            | 341 WALLABOUT STREET | 48 MESEROLE STREET  | 30 MAUJER STREET    | 616 WILLOUGHBY AVENUE |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   | BEDFORD STUYVESANT    |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR           |
| Total Units                        | 12                   | 18                  | 19                  | 13                    |
| Year Built                         | 2001                 | 1931                | 1925                | 2005                  |
| Gross SqFt                         | 29,866               | 25,777              | 30,037              | 9,072                 |
| Estimated Gross Income             | \$487,712            | \$559,746           | \$359,395           | \$148,191             |
| Gross Income per SqFt              | \$16.33              | \$21.71             | \$11.97             | \$16.33               |
| Estimated Expense                  | \$104,830            | \$195,835           | \$169,575           | \$31,854              |
| Expense SqFt                       | \$3.51               | \$7.60              | \$5.65              | \$3.51                |
| Net Operating Income               | \$382,882            | \$363,911           | \$189,820           | \$116,337             |
| Full Market Value                  | \$2,633,004          | \$2,145,000         | \$1,177,000         | \$800,000             |
| Market Value per SqFt              | \$88.16              | \$83.21             | \$39.19             | \$88.18               |
| Distance from Condominium in miles |                      | 0.30                | 0.49                | 0.65                  |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3   |
|------------------------------------|----------------------|---------------------|---------------------|-----------------------|
| Boro-Block-Lot                     | 3-02251-7502         | 3-03049-0029        | 3-03070-0018        | 3-01768-0024          |
| Condominium Section                | 1699-R1              |                     |                     |                       |
| Address                            | 37 THROOP AVENUE     | 48 MESEROLE STREET  | 156 JOHNSON AVENUE  | 616 WILLOUGHBY AVENUE |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   | BEDFORD STUYVESANT    |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR           |
| Total Units                        | 18                   | 18                  | 42                  | 13                    |
| Year Built                         | 2006                 | 1931                | 2008                | 2005                  |
| Gross SqFt                         | 23,938               | 25,777              | 8,019               | 9,072                 |
| Estimated Gross Income             | \$390,908            | \$559,746           | \$130,004           | \$148,191             |
| Gross Income per SqFt              | \$16.33              | \$21.71             | \$16.21             | \$16.33               |
| Estimated Expense                  | \$84,022             | \$195,835           | \$30,306            | \$31,854              |
| Expense SqFt                       | \$3.51               | \$7.60              | \$3.78              | \$3.51                |
| Net Operating Income               | \$306,886            | \$363,911           | \$99,698            | \$116,337             |
| Full Market Value                  | \$2,109,998          | \$2,145,000         | \$684,000           | \$800,000             |
| Market Value per SqFt              | \$88.14              | \$83.21             | \$85.30             | \$88.18               |
| Distance from Condominium in miles |                      | 0.30                | 0.26                | 0.65                  |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02251-7503                | 3-03049-0029               | 3-01768-0024               | 3-01914-0035               |
| <b>Condominium Section</b>                | 1705-R1                     |                            |                            |                            |
| <b>Address</b>                            | 41 THROOP AVENUE            | 48 MESEROLE STREET         | 616 WILLOUGHBY AVENUE      | 902 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 17                          | 18                         | 13                         | 18                         |
| <b>Year Built</b>                         | 2006                        | 1931                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 22,389                      | 25,777                     | 9,072                      | 13,000                     |
| <b>Estimated Gross Income</b>             | \$470,617                   | \$559,746                  | \$148,191                  | \$273,319                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.71                    | \$16.33                    | \$21.02                    |
| <b>Estimated Expense</b>                  | \$138,812                   | \$195,835                  | \$31,854                   | \$80,614                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$7.60                     | \$3.51                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$331,805                   | \$363,911                  | \$116,337                  | \$192,705                  |
| <b>Full Market Value</b>                  | \$2,421,008                 | \$2,145,000                | \$800,000                  | \$1,377,000                |
| <b>Market Value per SqFt</b>              | \$108.13                    | \$83.21                    | \$88.18                    | \$105.92                   |
| <b>Distance from Condominium in miles</b> |                             | 0.30                       | 0.65                       | 0.83                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02251-7504                | 3-01768-0024               | 3-03049-0029               | 3-01914-0035               |
| <b>Condominium Section</b>                | 1704-R1                     |                            |                            |                            |
| <b>Address</b>                            | 33 THROOP AVENUE            | 616 WILLOUGHBY AVENUE      | 48 MESEROLE STREET         | 902 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 13                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 1931                       | 2005                       |
| <b>Gross SqFt</b>                         | 20,004                      | 9,072                      | 25,777                     | 13,000                     |
| <b>Estimated Gross Income</b>             | \$420,484                   | \$148,191                  | \$559,746                  | \$273,319                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$16.33                    | \$21.71                    | \$21.02                    |
| <b>Estimated Expense</b>                  | \$124,025                   | \$31,854                   | \$195,835                  | \$80,614                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$3.51                     | \$7.60                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$296,459                   | \$116,337                  | \$363,911                  | \$192,705                  |
| <b>Full Market Value</b>                  | \$2,162,997                 | \$800,000                  | \$2,145,000                | \$1,377,000                |
| <b>Market Value per SqFt</b>              | \$108.13                    | \$88.18                    | \$83.21                    | \$105.92                   |
| <b>Distance from Condominium in miles</b> |                             | 0.65                       | 0.30                       | 0.83                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02260-7501                | 3-01949-0027               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1099-R1                     |                            |                            |                            |
| <b>Address</b>                            | 760 KENT AVENUE             | 426 LAFAYETTE AVENUE       | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 33                          | 24                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2009                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 40,200                      | 27,797                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$852,642                   | \$601,520                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.64                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$198,990                   | \$288,730                  | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$10.39                    | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$653,652                   | \$312,790                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$4,144,534                 | \$2,296,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$103.10                    | \$82.60                    | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.70                       | 0.42                       | 0.42                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02262-7503                | 3-01914-0135               | 3-01914-0036               | 3-01949-0027               |
| <b>Condominium Section</b>                | 1355-R1                     |                            |                            |                            |
| <b>Address</b>                            | 132 WALLABOUT STREET        | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 426 LAFAYETTE AVENUE       |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 18                         | 18                         | 24                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2009                       |
| <b>Gross SqFt</b>                         | 24,331                      | 26,000                     | 26,000                     | 27,797                     |
| <b>Estimated Gross Income</b>             | \$516,061                   | \$551,570                  | \$551,570                  | \$601,520                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.64                    |
| <b>Estimated Expense</b>                  | \$120,438                   | \$128,755                  | \$128,755                  | \$288,730                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$10.39                    |
| <b>Net Operating Income</b>               | \$395,623                   | \$422,815                  | \$422,815                  | \$312,790                  |
| <b>Full Market Value</b>                  | \$2,654,988                 | \$2,887,000                | \$2,860,000                | \$2,296,000                |
| <b>Market Value per SqFt</b>              | \$109.12                    | \$111.04                   | \$110.00                   | \$82.60                    |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.39                       | 0.72                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02262-7504                | 3-01914-0135               | 3-01914-0036               | 3-01949-0027               |
| <b>Condominium Section</b>                | 1354-R1                     |                            |                            |                            |
| <b>Address</b>                            | 136 WALLABOUT STREET        | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 426 LAFAYETTE AVENUE       |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 18                         | 18                         | 24                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2009                       |
| <b>Gross SqFt</b>                         | 24,331                      | 26,000                     | 26,000                     | 27,797                     |
| <b>Estimated Gross Income</b>             | \$516,061                   | \$551,570                  | \$551,570                  | \$601,520                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.64                    |
| <b>Estimated Expense</b>                  | \$120,438                   | \$128,755                  | \$128,755                  | \$288,730                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$10.39                    |
| <b>Net Operating Income</b>               | \$395,623                   | \$422,815                  | \$422,815                  | \$312,790                  |
| <b>Full Market Value</b>                  | \$2,654,988                 | \$2,887,000                | \$2,860,000                | \$2,296,000                |
| <b>Market Value per SqFt</b>              | \$109.12                    | \$111.04                   | \$110.00                   | \$82.60                    |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.39                       | 0.72                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02262-7505                | 3-01914-0036               | 3-01914-0135               | 3-01949-0027               |
| <b>Condominium Section</b>                | 1356-R1                     |                            |                            |                            |
| <b>Address</b>                            | 429 FLUSHING AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 426 LAFAYETTE AVENUE       |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 18                         | 18                         | 24                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2009                       |
| <b>Gross SqFt</b>                         | 24,635                      | 26,000                     | 26,000                     | 27,797                     |
| <b>Estimated Gross Income</b>             | \$522,508                   | \$551,570                  | \$551,570                  | \$601,520                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.64                    |
| <b>Estimated Expense</b>                  | \$121,943                   | \$128,755                  | \$128,755                  | \$288,730                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$10.39                    |
| <b>Net Operating Income</b>               | \$400,565                   | \$422,815                  | \$422,815                  | \$312,790                  |
| <b>Full Market Value</b>                  | \$2,689,488                 | \$2,860,000                | \$2,887,000                | \$2,296,000                |
| <b>Market Value per SqFt</b>              | \$109.17                    | \$110.00                   | \$111.04                   | \$82.60                    |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.39                       | 0.72                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02262-7506                | 3-01914-0035               | 3-01914-0135               | 3-01914-0036               |
| <b>Condominium Section</b>                | 1350-R1                     |                            |                            |                            |
| <b>Address</b>                            | 417 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 16,303                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$345,787                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$80,700                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$265,087                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,937,997                 | \$1,377,000                | \$2,887,000                | \$2,860,000                |
| <b>Market Value per SqFt</b>              | \$118.87                    | \$105.92                   | \$111.04                   | \$110.00                   |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.39                       | 0.39                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02262-7507                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1352-R1                     |                            |                            |                            |
| <b>Address</b>                            | 730 BEDFORD AVENUE          | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 14,998                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$318,108                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$74,240                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$243,868                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,783,000                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.88                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.39                       | 0.39                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02262-7508                | 3-01949-0027               | 3-01914-0036               |                            |
| <b>Condominium Section</b>                | 1567-R1                     |                            |                            |                            |
| <b>Address</b>                            | 405 FLUSHING AVENUE         | 426 LAFAYETTE AVENUE       | 908 BEDFORD AVENUE         |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D3-ELEVATOR                |                            |
| <b>Total Units</b>                        | 27                          | 24                         | 18                         |                            |
| <b>Year Built</b>                         | 2006                        | 2009                       | 2005                       |                            |
| <b>Gross SqFt</b>                         | 39,038                      | 27,797                     | 26,000                     |                            |
| <b>Estimated Gross Income</b>             | \$836,584                   | \$601,520                  | \$551,570                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.43                     | \$21.64                    | \$21.21                    |                            |
| <b>Estimated Expense</b>                  | \$299,421                   | \$288,730                  | \$128,755                  |                            |
| <b>Expense SqFt</b>                       | \$7.67                      | \$10.39                    | \$4.95                     |                            |
| <b>Net Operating Income</b>               | \$537,163                   | \$312,790                  | \$422,815                  |                            |
| <b>Full Market Value</b>                  | \$3,935,005                 | \$2,296,000                | \$2,860,000                |                            |
| <b>Market Value per SqFt</b>              | \$100.80                    | \$82.60                    | \$110.00                   |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.72                       | 0.39                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02263-7502                | 3-01892-0061               | 3-02264-0074               | 3-02228-0033               |
| <b>Condominium Section</b>                | 1201-R1                     |                            |                            |                            |
| <b>Address</b>                            | 713 BEDFORD AVENUE          | 98 GRAND AVENUE            | 539 FLUSHING AVENUE        | 502 BROADWAY               |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | CLINTON HILL               | WILLIAMSBURG-CENTRAL       | WILLIAMSBURG-CENTRAL       |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C7-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 25                         | 15                         | 15                         |
| <b>Year Built</b>                         | 2004                        | 1946                       | 1931                       | 1931                       |
| <b>Gross SqFt</b>                         | 20,148                      | 25,000                     | 9,600                      | 17,130                     |
| <b>Estimated Gross Income</b>             | \$386,237                   | \$579,855                  | \$184,047                  | \$223,087                  |
| <b>Gross Income per SqFt</b>              | \$19.17                     | \$23.19                    | \$19.17                    | \$13.02                    |
| <b>Estimated Expense</b>                  | \$183,548                   | \$114,329                  | \$87,433                   | \$109,313                  |
| <b>Expense SqFt</b>                       | \$9.11                      | \$4.57                     | \$9.11                     | \$6.38                     |
| <b>Net Operating Income</b>               | \$202,689                   | \$465,526                  | \$96,614                   | \$113,774                  |
| <b>Full Market Value</b>                  | \$1,451,004                 | \$3,458,000                | \$632,000                  | \$595,000                  |
| <b>Market Value per SqFt</b>              | \$72.02                     | \$138.32                   | \$65.83                    | \$34.73                    |
| <b>Distance from Condominium in miles</b> |                             | 0.60                       | 0.18                       | 0.44                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02263-7503                | 3-01892-0061               | 3-01736-0030               | 3-01904-0053               |
| <b>Condominium Section</b>                | 1202-R1                     |                            |                            |                            |
| <b>Address</b>                            | 717 BEDFORD AVENUE          | 98 GRAND AVENUE            | 114 SANDFORD STREET        | 161 HALL STREET            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | CLINTON HILL               | BEDFORD STUYVESANT         | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 25                         | 24                         | 12                         |
| <b>Year Built</b>                         | 2002                        | 1946                       | 1931                       | 1905                       |
| <b>Gross SqFt</b>                         | 20,931                      | 25,000                     | 12,825                     | 13,600                     |
| <b>Estimated Gross Income</b>             | \$387,014                   | \$579,855                  | \$237,080                  | \$184,083                  |
| <b>Gross Income per SqFt</b>              | \$18.49                     | \$23.19                    | \$18.49                    | \$13.54                    |
| <b>Estimated Expense</b>                  | \$174,774                   | \$114,329                  | \$107,135                  | \$78,930                   |
| <b>Expense SqFt</b>                       | \$8.35                      | \$4.57                     | \$8.35                     | \$5.80                     |
| <b>Net Operating Income</b>               | \$212,240                   | \$465,526                  | \$129,945                  | \$105,153                  |
| <b>Full Market Value</b>                  | \$1,507,002                 | \$3,458,000                | \$922,000                  | \$682,000                  |
| <b>Market Value per SqFt</b>              | \$72.00                     | \$138.32                   | \$71.89                    | \$50.15                    |
| <b>Distance from Condominium in miles</b> |                             | 0.60                       | 0.25                       | 0.74                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02263-7504                | 3-01892-0061               | 3-01736-0030               | 3-01904-0053               |
| <b>Condominium Section</b>                | 1203-R1                     |                            |                            |                            |
| <b>Address</b>                            | 721 BEDFORD AVENUE          | 98 GRAND AVENUE            | 114 SANDFORD STREET        | 161 HALL STREET            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | CLINTON HILL               | BEDFORD STUYVESANT         | CLINTON HILL               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 25                         | 24                         | 12                         |
| <b>Year Built</b>                         | 2002                        | 1946                       | 1931                       | 1905                       |
| <b>Gross SqFt</b>                         | 15,840                      | 25,000                     | 12,825                     | 13,600                     |
| <b>Estimated Gross Income</b>             | \$292,882                   | \$579,855                  | \$237,080                  | \$184,083                  |
| <b>Gross Income per SqFt</b>              | \$18.49                     | \$23.19                    | \$18.49                    | \$13.54                    |
| <b>Estimated Expense</b>                  | \$132,264                   | \$114,329                  | \$107,135                  | \$78,930                   |
| <b>Expense SqFt</b>                       | \$8.35                      | \$4.57                     | \$8.35                     | \$5.80                     |
| <b>Net Operating Income</b>               | \$160,618                   | \$465,526                  | \$129,945                  | \$105,153                  |
| <b>Full Market Value</b>                  | \$1,140,003                 | \$3,458,000                | \$922,000                  | \$682,000                  |
| <b>Market Value per SqFt</b>              | \$71.97                     | \$138.32                   | \$71.89                    | \$50.15                    |
| <b>Distance from Condominium in miles</b> |                             | 0.60                       | 0.25                       | 0.74                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02263-7505                | 3-01914-0035               | 3-01914-0135               | 3-01768-0024               |
| <b>Condominium Section</b>                | 2015-R1                     |                            |                            |                            |
| <b>Address</b>                            | 463 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 616 WILLOUGHBY AVENUE      |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 19,823                      | 13,000                     | 26,000                     | 9,072                      |
| <b>Estimated Gross Income</b>             | \$416,679                   | \$273,319                  | \$551,570                  | \$148,191                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$16.33                    |
| <b>Estimated Expense</b>                  | \$122,903                   | \$80,614                   | \$128,755                  | \$31,854                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.51                     |
| <b>Net Operating Income</b>               | \$293,776                   | \$192,705                  | \$422,815                  | \$116,337                  |
| <b>Full Market Value</b>                  | \$2,144,004                 | \$1,377,000                | \$2,887,000                | \$800,000                  |
| <b>Market Value per SqFt</b>              | \$108.16                    | \$105.92                   | \$111.04                   | \$88.18                    |
| <b>Distance from Condominium in miles</b> |                             | 0.41                       | 0.41                       | 0.68                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02263-7506                | 3-01914-0035               | 3-01914-0135               | 3-02132-0016               |
| <b>Condominium Section</b>                | 2016-R1                     |                            |                            |                            |
| <b>Address</b>                            | 461 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 158 BROADWAY               |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 13                         |
| <b>Year Built</b>                         | 2006                        | 2005                       | 2005                       | 2002                       |
| <b>Gross SqFt</b>                         | 24,214                      | 13,000                     | 26,000                     | 24,949                     |
| <b>Estimated Gross Income</b>             | \$508,978                   | \$273,319                  | \$551,570                  | \$384,022                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$21.02                    | \$21.21                    | \$15.39                    |
| <b>Estimated Expense</b>                  | \$150,127                   | \$80,614                   | \$128,755                  | \$85,451                   |
| <b>Expense SqFt</b>                       | \$6.20                      | \$6.20                     | \$4.95                     | \$3.43                     |
| <b>Net Operating Income</b>               | \$358,851                   | \$192,705                  | \$422,815                  | \$298,571                  |
| <b>Full Market Value</b>                  | \$2,618,994                 | \$1,377,000                | \$2,887,000                | \$2,018,000                |
| <b>Market Value per SqFt</b>              | \$108.16                    | \$105.92                   | \$111.04                   | \$80.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.41                       | 0.41                       | 0.82                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7504                | 3-01751-0010               | 3-02188-0016               | 3-02791-0018               |
| <b>Condominium Section</b>                | 0699-R1                     |                            |                            |                            |
| <b>Address</b>                            | 254 WALLABOUT STREET        | 141 SPENCER STREET         | 200 ROSS STREET            | 30 MAUJER STREET           |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | WILLIAMSBURG-CENTRAL       | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D2-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 19                          | 40                         | 30                         | 19                         |
| <b>Year Built</b>                         | 1931                        | 1930                       | 1916                       | 1925                       |
| <b>Gross SqFt</b>                         | 40,294                      | 49,752                     | 25,000                     | 30,037                     |
| <b>Estimated Gross Income</b>             | \$510,928                   | \$682,367                  | \$316,967                  | \$359,395                  |
| <b>Gross Income per SqFt</b>              | \$12.68                     | \$13.72                    | \$12.68                    | \$11.97                    |
| <b>Estimated Expense</b>                  | \$273,596                   | \$165,338                  | \$169,702                  | \$169,575                  |
| <b>Expense SqFt</b>                       | \$6.79                      | \$3.32                     | \$6.79                     | \$5.65                     |
| <b>Net Operating Income</b>               | \$237,332                   | \$517,029                  | \$147,265                  | \$189,820                  |
| <b>Full Market Value</b>                  | \$1,505,004                 | \$3,370,000                | \$934,000                  | \$1,177,000                |
| <b>Market Value per SqFt</b>              | \$37.35                     | \$67.74                    | \$37.36                    | \$39.19                    |
| <b>Distance from Condominium in miles</b> |                             | 0.43                       | 0.58                       | 0.70                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7507                | 3-01925-0042               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 0878-R1                     |                            |                            |                            |
| <b>Address</b>                            | 248 WALLABOUT STREET        | 950 KENT AVENUE            | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 28                          | 104                        | 18                         | 18                         |
| <b>Year Built</b>                         | 2001                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 38,600                      | 30,576                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$818,706                   | \$490,173                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$16.03                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$191,070                   | \$240,185                  | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$7.86                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$627,636                   | \$249,988                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$4,589,001                 | \$1,710,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$55.93                    | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.70                       | 0.49                       | 0.49                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7508                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 0939-R1                     |                            |                            |                            |
| <b>Address</b>                            | 547 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2001                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 16,637                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$352,871                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$82,353                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$270,518                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,978,002                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.49                       | 0.49                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7509                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 0940-R1                     |                            |                            |                            |
| <b>Address</b>                            | 543 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2001                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 16,637                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$352,871                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$82,353                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$270,518                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,977,998                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.49                       | 0.49                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7510                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 0941-R1                     |                            |                            |                            |
| <b>Address</b>                            | 551 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 16,637                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$352,871                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$82,353                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$270,518                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,978,000                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.49                       | 0.49                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7511                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 0942-R1                     |                            |                            |                            |
| <b>Address</b>                            | 555 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 16,648                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$353,104                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$82,408                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$270,696                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,979,006                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.87                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.49                       | 0.49                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7512                | 3-01914-0035               | 3-01914-0135               | 3-01914-0036               |
| <b>Condominium Section</b>                | 0949-R1                     |                            |                            |                            |
| <b>Address</b>                            | 559 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2002                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 14,000                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$296,940                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$69,300                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$227,640                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$1,665,002                 | \$1,377,000                | \$2,887,000                | \$2,860,000                |
| <b>Market Value per SqFt</b>              | \$118.93                    | \$105.92                   | \$111.04                   | \$110.00                   |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.49                       | 0.49                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7513                | 3-01739-0006               | 3-02439-0001               | 3-01914-0036               |
| <b>Condominium Section</b>                | 1284-R1                     |                            |                            |                            |
| <b>Address</b>                            | 282 WALLABOUT STREET        | 519 MARCY AVENUE           | 366 HEWES STREET           | 908 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 28                          | 58                         | 52                         | 18                         |
| <b>Year Built</b>                         | 2003                        | 2005                       | 1993                       | 2005                       |
| <b>Gross SqFt</b>                         | 45,000                      | 46,133                     | 46,320                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$954,450                   | \$1,119,600                | \$433,177                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$24.27                    | \$9.35                     | \$21.21                    |
| <b>Estimated Expense</b>                  | \$222,750                   | \$258,829                  | \$240,222                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$5.61                     | \$5.19                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$731,700                   | \$860,771                  | \$192,955                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$5,349,992                 | \$6,441,000                | \$1,096,000                | \$2,860,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$139.62                   | \$23.66                    | \$110.00                   |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.55                       | 0.49                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7514                | 3-01914-0135               | 3-01914-0036               | 3-01739-0006               |
| <b>Condominium Section</b>                | 1283-R1                     |                            |                            |                            |
| <b>Address</b>                            | 274 WALLABOUT STREET        | 904 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 519 MARCY AVENUE           |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 28                          | 18                         | 18                         | 58                         |
| <b>Year Built</b>                         | 2005                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 32,854                      | 26,000                     | 26,000                     | 46,133                     |
| <b>Estimated Gross Income</b>             | \$696,833                   | \$551,570                  | \$551,570                  | \$1,119,600                |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$24.27                    |
| <b>Estimated Expense</b>                  | \$162,627                   | \$128,755                  | \$128,755                  | \$258,829                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$5.61                     |
| <b>Net Operating Income</b>               | \$534,206                   | \$422,815                  | \$422,815                  | \$860,771                  |
| <b>Full Market Value</b>                  | \$3,906,002                 | \$2,887,000                | \$2,860,000                | \$6,441,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$111.04                   | \$110.00                   | \$139.62                   |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.49                       | 0.27                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7515                | 3-01914-0036               | 3-01914-0135               | 3-01914-0035               |
| <b>Condominium Section</b>                | 1313-R1                     |                            |                            |                            |
| <b>Address</b>                            | 298 WALLABOUT STREET        | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         | 902 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 20                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2005                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 32,291                      | 26,000                     | 26,000                     | 13,000                     |
| <b>Estimated Gross Income</b>             | \$684,892                   | \$551,570                  | \$551,570                  | \$273,319                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$21.21                    | \$21.02                    |
| <b>Estimated Expense</b>                  | \$159,840                   | \$128,755                  | \$128,755                  | \$80,614                   |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$4.95                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$525,052                   | \$422,815                  | \$422,815                  | \$192,705                  |
| <b>Full Market Value</b>                  | \$3,839,000                 | \$2,860,000                | \$2,887,000                | \$1,377,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$110.00                   | \$111.04                   | \$105.92                   |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.49                       | 0.49                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7518                | 3-01914-0036               | 3-01739-0006               | 3-01914-0035               |
| <b>Condominium Section</b>                | 1287-R1                     |                            |                            |                            |
| <b>Address</b>                            | 268 WALLABOUT STREET        | 908 BEDFORD AVENUE         | 519 MARCY AVENUE           | 902 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D9-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 28                          | 18                         | 58                         | 18                         |
| <b>Year Built</b>                         | 2005                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 32,523                      | 26,000                     | 46,133                     | 13,000                     |
| <b>Estimated Gross Income</b>             | \$689,813                   | \$551,570                  | \$1,119,600                | \$273,319                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.21                    | \$24.27                    | \$21.02                    |
| <b>Estimated Expense</b>                  | \$160,989                   | \$128,755                  | \$258,829                  | \$80,614                   |
| <b>Expense SqFt</b>                       | \$4.95                      | \$4.95                     | \$5.61                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$528,824                   | \$422,815                  | \$860,771                  | \$192,705                  |
| <b>Full Market Value</b>                  | \$3,866,997                 | \$2,860,000                | \$6,441,000                | \$1,377,000                |
| <b>Market Value per SqFt</b>              | \$118.90                    | \$110.00                   | \$139.62                   | \$105.92                   |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.27                       | 0.49                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7520                | 3-01914-0035               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1337-R1                     |                            |                            |                            |
| <b>Address</b>                            | 593 FLUSHING AVENUE         | 902 BEDFORD AVENUE         | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2005                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 17,940                      | 13,000                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$380,507                   | \$273,319                  | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$21.02                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$88,803                    | \$80,614                   | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$6.20                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$291,704                   | \$192,705                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$2,133,001                 | \$1,377,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.90                    | \$105.92                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.49                       | 0.49                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02264-7521                | 3-01739-0006               | 3-01914-0036               | 3-01914-0135               |
| <b>Condominium Section</b>                | 1336-R1                     |                            |                            |                            |
| <b>Address</b>                            | 290 WALLABOUT STREET        | 519 MARCY AVENUE           | 908 BEDFORD AVENUE         | 904 BEDFORD AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-CENTRAL        | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D3-ELEVATOR                | D3-ELEVATOR                |
| <b>Total Units</b>                        | 28                          | 58                         | 18                         | 18                         |
| <b>Year Built</b>                         | 2005                        | 2005                       | 2005                       | 2005                       |
| <b>Gross SqFt</b>                         | 38,717                      | 46,133                     | 26,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$821,188                   | \$1,119,600                | \$551,570                  | \$551,570                  |
| <b>Gross Income per SqFt</b>              | \$21.21                     | \$24.27                    | \$21.21                    | \$21.21                    |
| <b>Estimated Expense</b>                  | \$191,649                   | \$258,829                  | \$128,755                  | \$128,755                  |
| <b>Expense SqFt</b>                       | \$4.95                      | \$5.61                     | \$4.95                     | \$4.95                     |
| <b>Net Operating Income</b>               | \$629,539                   | \$860,771                  | \$422,815                  | \$422,815                  |
| <b>Full Market Value</b>                  | \$4,602,999                 | \$6,441,000                | \$2,860,000                | \$2,887,000                |
| <b>Market Value per SqFt</b>              | \$118.89                    | \$139.62                   | \$110.00                   | \$111.04                   |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.49                       | 0.49                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02267-7501                | 3-02439-0001               | 3-01739-0006               | 3-03049-0029               |
| <b>Condominium Section</b>                | 0807-R1                     |                            |                            |                            |
| <b>Address</b>                            | 111 GERRY STREET            | 366 HEWES STREET           | 519 MARCY AVENUE           | 48 MESEROLE STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-SOUTH         | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 25                          | 52                         | 58                         | 18                         |
| <b>Year Built</b>                         | 2001                        | 1993                       | 2005                       | 1931                       |
| <b>Gross SqFt</b>                         | 43,571                      | 46,320                     | 46,133                     | 25,777                     |
| <b>Estimated Gross Income</b>             | \$945,926                   | \$433,177                  | \$1,119,600                | \$559,746                  |
| <b>Gross Income per SqFt</b>              | \$21.71                     | \$9.35                     | \$24.27                    | \$21.71                    |
| <b>Estimated Expense</b>                  | \$331,140                   | \$240,222                  | \$258,829                  | \$195,835                  |
| <b>Expense SqFt</b>                       | \$7.60                      | \$5.19                     | \$5.61                     | \$7.60                     |
| <b>Net Operating Income</b>               | \$614,786                   | \$192,955                  | \$860,771                  | \$363,911                  |
| <b>Full Market Value</b>                  | \$4,515,000                 | \$1,096,000                | \$6,441,000                | \$2,145,000                |
| <b>Market Value per SqFt</b>              | \$103.62                    | \$23.66                    | \$139.62                   | \$83.21                    |
| <b>Distance from Condominium in miles</b> |                             | 0.44                       | 0.38                       | 0.34                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02267-7502                | 3-01768-0024               | 3-03049-0029               | 3-03070-0017               |
| <b>Condominium Section</b>                | 0983-R1                     |                            |                            |                            |
| <b>Address</b>                            | 59 THROOP AVENUE            | 616 WILLOUGHBY AVENUE      | 48 MESEROLE STREET         | 154 JOHNSON AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 15                          | 13                         | 18                         | 42                         |
| <b>Year Built</b>                         | 2002                        | 2005                       | 1931                       | 2008                       |
| <b>Gross SqFt</b>                         | 21,000                      | 9,072                      | 25,777                     | 8,019                      |
| <b>Estimated Gross Income</b>             | \$342,930                   | \$148,191                  | \$559,746                  | \$130,004                  |
| <b>Gross Income per SqFt</b>              | \$16.33                     | \$16.33                    | \$21.71                    | \$16.21                    |
| <b>Estimated Expense</b>                  | \$73,710                    | \$31,854                   | \$195,835                  | \$30,306                   |
| <b>Expense SqFt</b>                       | \$3.51                      | \$3.51                     | \$7.60                     | \$3.78                     |
| <b>Net Operating Income</b>               | \$269,220                   | \$116,337                  | \$363,911                  | \$99,698                   |
| <b>Full Market Value</b>                  | \$1,850,996                 | \$800,000                  | \$2,145,000                | \$684,000                  |
| <b>Market Value per SqFt</b>              | \$88.14                     | \$88.18                    | \$83.21                    | \$85.30                    |
| <b>Distance from Condominium in miles</b> |                             | 0.61                       | 0.34                       | 0.26                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02267-7503                | 3-02439-0001               | 3-01739-0006               | 3-03070-0019               |
| <b>Condominium Section</b>                | 1027-R1                     |                            |                            |                            |
| <b>Address</b>                            | 49 THROOP AVENUE            | 366 HEWES STREET           | 519 MARCY AVENUE           | 158 JOHNSON AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-SOUTH         | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 26                          | 52                         | 58                         | 42                         |
| <b>Year Built</b>                         | 2000                        | 1993                       | 2005                       | 2008                       |
| <b>Gross SqFt</b>                         | 40,232                      | 46,320                     | 46,133                     | 8,019                      |
| <b>Estimated Gross Income</b>             | \$652,161                   | \$433,177                  | \$1,119,600                | \$130,004                  |
| <b>Gross Income per SqFt</b>              | \$16.21                     | \$9.35                     | \$24.27                    | \$16.21                    |
| <b>Estimated Expense</b>                  | \$152,077                   | \$240,222                  | \$258,829                  | \$30,306                   |
| <b>Expense SqFt</b>                       | \$3.78                      | \$5.19                     | \$5.61                     | \$3.78                     |
| <b>Net Operating Income</b>               | \$500,084                   | \$192,955                  | \$860,771                  | \$99,698                   |
| <b>Full Market Value</b>                  | \$3,430,999                 | \$1,096,000                | \$6,441,000                | \$684,000                  |
| <b>Market Value per SqFt</b>              | \$85.28                     | \$23.66                    | \$139.62                   | \$85.30                    |
| <b>Distance from Condominium in miles</b> |                             | 0.44                       | 0.38                       | 0.26                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02276-7501         | 3-03070-0019        | 3-03070-0018        | 3-03070-0017        |
| Condominium Section                | 1998-R1              |                     |                     |                     |
| Address                            | 721 FLUSHING AVENUE  | 158 JOHNSON AVENUE  | 156 JOHNSON AVENUE  | 154 JOHNSON AVENUE  |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 14                   | 42                  | 42                  | 42                  |
| Year Built                         | 2006                 | 2008                | 2008                | 2008                |
| Gross SqFt                         | 14,400               | 8,019               | 8,019               | 8,019               |
| Estimated Gross Income             | \$233,424            | \$130,004           | \$130,004           | \$130,004           |
| Gross Income per SqFt              | \$16.21              | \$16.21             | \$16.21             | \$16.21             |
| Estimated Expense                  | \$54,432             | \$30,306            | \$30,306            | \$30,306            |
| Expense SqFt                       | \$3.78               | \$3.78              | \$3.78              | \$3.78              |
| Net Operating Income               | \$178,992            | \$99,698            | \$99,698            | \$99,698            |
| Full Market Value                  | \$1,227,998          | \$684,000           | \$684,000           | \$684,000           |
| Market Value per SqFt              | \$85.28              | \$85.30             | \$85.30             | \$85.30             |
| Distance from Condominium in miles |                      | 0.36                | 0.36                | 0.36                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02289-7501         | 3-02304-0015        | 3-02420-0041        |                     |
| Condominium Section                | 2395-R1              |                     |                     |                     |
| Address                            | 44 BERRY STREET      | 144 NORTH 10 STREET | 213 SOUTH 3 STREET  |                     |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-NORTH  | WILLIAMSBURG-SOUTH  |                     |
| Building Classification            | RR-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         |                     |
| Total Units                        | 42                   | 23                  | 35                  |                     |
| Year Built                         | 1919                 | 2006                | 1907                |                     |
| Gross SqFt                         | 33,400               | 36,760              | 22,375              |                     |
| Estimated Gross Income             | \$749,496            | \$839,015           | \$493,700           |                     |
| Gross Income per SqFt              | \$22.44              | \$22.82             | \$22.06             |                     |
| Estimated Expense                  | \$329,658            | \$295,568           | \$261,611           |                     |
| Expense SqFt                       | \$9.87               | \$8.04              | \$11.69             |                     |
| Net Operating Income               | \$419,838            | \$543,447           | \$232,089           |                     |
| Full Market Value                  | \$3,102,000          | \$4,025,000         | \$1,578,000         |                     |
| Market Value per SqFt              | \$92.87              | \$109.49            | \$70.53             |                     |
| Distance from Condominium in miles |                      | 0.14                | 0.70                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02290-7502         | 3-01514-0018        | 3-01866-0021        |                     |
| Condominium Section                | 2949-R1              |                     |                     |                     |
| Address                            | 135 NORTH 11 STREET  | 354 CHAUNCEY STREET | 52 HERKIMER PLACE   |                     |
| Neighborhood                       | WILLIAMSBURG-NORTH   | OCEAN HILL          | BEDFORD STUYVESANT  |                     |
| Building Classification            | R4-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 68                   | 16                  | 12                  |                     |
| Year Built                         | 2011                 | 1906                | 1931                |                     |
| Gross SqFt                         | 47,069               | 7,280               | 7,437               |                     |
| Estimated Gross Income             | \$970,563            | \$165,306           | \$137,827           |                     |
| Gross Income per SqFt              | \$20.62              | \$22.71             | \$18.53             |                     |
| Estimated Expense                  | \$465,983            | \$83,162            | \$62,292            |                     |
| Expense SqFt                       | \$9.90               | \$11.42             | \$8.38              |                     |
| Net Operating Income               | \$504,580            | \$82,144            | \$75,535            |                     |
| Full Market Value                  | \$8,415,759          | \$605,000           | \$489,000           |                     |
| Market Value per SqFt              | \$178.80             | \$83.10             | \$65.75             |                     |
| Distance from Condominium in miles |                      | 3.36                | 2.90                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02297-7501         | 3-02147-0043        | 3-02412-0027        | 3-02512-0060        |
| Condominium Section                | 1426-R1              |                     |                     |                     |
| Address                            | 55 BERRY STREET      | 115 DIVISION AVENUE | 367 SOUTH 2 STREET  | 127 GREEN STREET    |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-SOUTH  | GREENPOINT          |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 45                   | 42                  | 35                  | 40                  |
| Year Built                         | 1900                 | 1916                | 1920                | 1931                |
| Gross SqFt                         | 51,213               | 49,669              | 28,800              | 37,776              |
| Estimated Gross Income             | \$1,067,791          | \$502,470           | \$600,556           | \$830,401           |
| Gross Income per SqFt              | \$20.85              | \$10.12             | \$20.85             | \$21.98             |
| Estimated Expense                  | \$582,804            | \$255,798           | \$327,654           | \$340,464           |
| Expense SqFt                       | \$11.38              | \$5.15              | \$11.38             | \$9.01              |
| Net Operating Income               | \$484,987            | \$246,672           | \$272,902           | \$489,937           |
| Full Market Value                  | \$3,532,999          | \$1,436,000         | \$1,404,000         | \$3,605,000         |
| Market Value per SqFt              | \$68.99              | \$28.91             | \$48.75             | \$95.43             |
| Distance from Condominium in miles |                      | 0.91                | 0.71                | 0.95                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02297-7502                | 3-02137-0014               | 3-02289-0014               | 3-02439-0001               |
| <b>Condominium Section</b>                | 2341-R1                     |                            |                            |                            |
| <b>Address</b>                            | 125 NORTH 10 STREET         | 110 SOUTH 8 STREET         | 34 BERRY STREET            | 366 HEWES STREET           |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 86                          | 66                         | 142                        | 52                         |
| <b>Year Built</b>                         | 2007                        | 2007                       | 2008                       | 1993                       |
| <b>Gross SqFt</b>                         | 85,905                      | 63,866                     | 135,575                    | 46,320                     |
| <b>Estimated Gross Income</b>             | \$1,139,959                 | \$1,281,930                | \$1,798,533                | \$433,177                  |
| <b>Gross Income per SqFt</b>              | \$13.27                     | \$20.07                    | \$13.27                    | \$9.35                     |
| <b>Estimated Expense</b>                  | \$441,552                   | \$435,856                  | \$697,154                  | \$240,222                  |
| <b>Expense SqFt</b>                       | \$5.14                      | \$6.82                     | \$5.14                     | \$5.19                     |
| <b>Net Operating Income</b>               | \$698,407                   | \$846,074                  | \$1,101,379                | \$192,955                  |
| <b>Full Market Value</b>                  | \$4,500,001                 | \$6,116,000                | \$7,097,000                | \$1,096,000                |
| <b>Market Value per SqFt</b>              | \$52.38                     | \$95.76                    | \$52.35                    | \$23.66                    |
| <b>Distance from Condominium in miles</b> |                             | 0.88                       | 0.11                       | 0.89                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02297-7502                | 3-02409-0011               | 3-02409-0009               | 3-02409-0008               |
| <b>Condominium Section</b>                | 2341-R2                     |                            |                            |                            |
| <b>Address</b>                            | 125 NORTH 10 STREET         | 264 SOUTH 1 STREET         | 262 SOUTH 1 STREET         | 260 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 24                          | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         | 2007                        | 1915                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 4,367                       | 15,836                     | 15,836                     | 15,836                     |
| <b>Estimated Gross Income</b>             | \$93,410                    | \$338,467                  | \$338,694                  | \$338,694                  |
| <b>Gross Income per SqFt</b>              | \$21.39                     | \$21.37                    | \$21.39                    | \$21.39                    |
| <b>Estimated Expense</b>                  | \$51,705                    | \$179,868                  | \$187,557                  | \$179,558                  |
| <b>Expense SqFt</b>                       | \$11.84                     | \$11.36                    | \$11.84                    | \$11.34                    |
| <b>Net Operating Income</b>               | \$41,705                    | \$158,599                  | \$151,137                  | \$159,136                  |
| <b>Full Market Value</b>                  | \$304,999                   | \$735,000                  | \$1,106,000                | \$843,000                  |
| <b>Market Value per SqFt</b>              | \$69.84                     | \$46.41                    | \$69.84                    | \$53.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.58                       | 0.58                       | 0.58                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02298-7501                | 3-02304-0015               | 3-02395-0029               | 3-02917-0007               |
| <b>Condominium Section</b>                | 1935-R1                     |                            |                            |                            |
| <b>Address</b>                            | 170 WEST 11 STREET          | 144 NORTH 10 STREET        | 239 SOUTH 1 STREET         | 924 METROPOLITAN AVENUE    |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 28                          | 23                         | 25                         | 32                         |
| <b>Year Built</b>                         | 2006                        | 2006                       | 1915                       | 2007                       |
| <b>Gross SqFt</b>                         | 24,885                      | 36,760                     | 25,310                     | 25,085                     |
| <b>Estimated Gross Income</b>             | \$567,876                   | \$839,015                  | \$273,948                  | \$576,162                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$22.82                    | \$10.82                    | \$22.97                    |
| <b>Estimated Expense</b>                  | \$200,075                   | \$295,568                  | \$111,656                  | \$236,887                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$8.04                     | \$4.41                     | \$9.44                     |
| <b>Net Operating Income</b>               | \$367,801                   | \$543,447                  | \$162,292                  | \$339,275                  |
| <b>Full Market Value</b>                  | \$2,724,002                 | \$4,025,000                | \$966,000                  | \$2,516,000                |
| <b>Market Value per SqFt</b>              | \$109.46                    | \$109.49                   | \$38.17                    | \$100.30                   |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.47                       | 0.95                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02298-7502                | 3-02409-0008               | 3-02409-0009               | 3-02409-0011               |
| <b>Condominium Section</b>                | 2234-R1                     |                            |                            |                            |
| <b>Address</b>                            | 165 NORTH 10 STREET         | 260 SOUTH 1 STREET         | 262 SOUTH 1 STREET         | 264 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         | 2007                        | 1915                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 11,576                      | 15,836                     | 15,836                     | 15,836                     |
| <b>Estimated Gross Income</b>             | \$247,611                   | \$338,694                  | \$338,694                  | \$338,467                  |
| <b>Gross Income per SqFt</b>              | \$21.39                     | \$21.39                    | \$21.39                    | \$21.37                    |
| <b>Estimated Expense</b>                  | \$123,863                   | \$179,558                  | \$187,557                  | \$179,868                  |
| <b>Expense SqFt</b>                       | \$10.70                     | \$11.34                    | \$11.84                    | \$11.36                    |
| <b>Net Operating Income</b>               | \$123,748                   | \$159,136                  | \$151,137                  | \$158,599                  |
| <b>Full Market Value</b>                  | \$906,001                   | \$843,000                  | \$1,106,000                | \$735,000                  |
| <b>Market Value per SqFt</b>              | \$78.27                     | \$53.23                    | \$69.84                    | \$46.41                    |
| <b>Distance from Condominium in miles</b> |                             | 0.53                       | 0.53                       | 0.53                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-02299-7501         | 3-02289-0014        | 3-02239-0008         |                     |
| Condominium Section                | 2746-R1              |                     |                      |                     |
| Address                            | 214 NORTH 11 STREET  | 34 BERRY STREET     | 157 WALLABOUT STREET |                     |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-NORTH  | WILLIAMSBURG-CENTRAL |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR          |                     |
| Total Units                        | 120                  | 142                 | 115                  |                     |
| Year Built                         | 2009                 | 2008                | 2002                 |                     |
| Gross SqFt                         | 129,715              | 135,575             | 114,734              |                     |
| Estimated Gross Income             | \$1,805,633          | \$1,798,533         | \$1,671,692          |                     |
| Gross Income per SqFt              | \$13.92              | \$13.27             | \$14.57              |                     |
| Estimated Expense                  | \$600,580            | \$697,154           | \$471,150            |                     |
| Expense SqFt                       | \$4.63               | \$5.14              | \$4.11               |                     |
| Net Operating Income               | \$1,205,053          | \$1,101,379         | \$1,200,542          |                     |
| Full Market Value                  | \$7,895,002          | \$7,097,000         | \$7,980,000          |                     |
| Market Value per SqFt              | \$60.86              | \$52.35             | \$69.55              |                     |
| Distance from Condominium in miles |                      | 0.27                | 1.26                 |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02299-7502         | 3-02304-0015        | 3-02137-0014        |                     |
| Condominium Section                | 2832-R1              |                     |                     |                     |
| Address                            | 475 DRIGGS AVENUE    | 144 NORTH 10 STREET | 110 SOUTH 8 STREET  |                     |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-NORTH  | WILLIAMSBURG-SOUTH  |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 54                   | 23                  | 66                  |                     |
| Year Built                         | 2009                 | 2006                | 2007                |                     |
| Gross SqFt                         | 48,150               | 36,760              | 63,866              |                     |
| Estimated Gross Income             | \$1,032,818          | \$839,015           | \$1,281,930         |                     |
| Gross Income per SqFt              | \$21.45              | \$22.82             | \$20.07             |                     |
| Estimated Expense                  | \$357,755            | \$295,568           | \$435,856           |                     |
| Expense SqFt                       | \$7.43               | \$8.04              | \$6.82              |                     |
| Net Operating Income               | \$675,063            | \$543,447           | \$846,074           |                     |
| Full Market Value                  | \$2,415,120          | \$4,025,000         | \$6,116,000         |                     |
| Market Value per SqFt              | \$50.16              | \$109.49            | \$95.76             |                     |
| Distance from Condominium in miles |                      | 0.18                | 0.87                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02300-7501                | 3-02749-0011               | 3-02132-0016               | 3-02396-0021               |
| <b>Condominium Section</b>                | 2849-R1                     |                            |                            |                            |
| <b>Address</b>                            | 5 ROEBLING STREET           | 140 JACKSON STREET         | 158 BROADWAY               | 289 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-EAST          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 20                          | 17                         | 13                         | 24                         |
| <b>Year Built</b>                         | 2008                        | 1910                       | 2002                       | 1909                       |
| <b>Gross SqFt</b>                         | 22,096                      | 29,109                     | 24,949                     | 19,080                     |
| <b>Estimated Gross Income</b>             | \$340,057                   | \$366,517                  | \$384,022                  | \$332,354                  |
| <b>Gross Income per SqFt</b>              | \$15.39                     | \$12.59                    | \$15.39                    | \$17.42                    |
| <b>Estimated Expense</b>                  | \$75,789                    | \$179,593                  | \$85,451                   | \$166,148                  |
| <b>Expense SqFt</b>                       | \$3.43                      | \$6.17                     | \$3.43                     | \$8.71                     |
| <b>Net Operating Income</b>               | \$264,268                   | \$186,924                  | \$298,571                  | \$166,206                  |
| <b>Full Market Value</b>                  | \$2,142,000                 | \$656,000                  | \$2,018,000                | \$1,066,000                |
| <b>Market Value per SqFt</b>              | \$96.94                     | \$22.54                    | \$80.89                    | \$55.87                    |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.78                       | 0.43                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02303-7502                | 3-02304-0015               | 3-02439-0001               |                            |
| <b>Condominium Section</b>                | 2699-R1                     |                            |                            |                            |
| <b>Address</b>                            | 70 BERRY STREET             | 144 NORTH 10 STREET        | 366 HEWES STREET           |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 38                          | 23                         | 52                         |                            |
| <b>Year Built</b>                         | 2008                        | 2006                       | 1993                       |                            |
| <b>Gross SqFt</b>                         | 45,651                      | 36,760                     | 46,320                     |                            |
| <b>Estimated Gross Income</b>             | \$734,525                   | \$839,015                  | \$433,177                  |                            |
| <b>Gross Income per SqFt</b>              | \$16.09                     | \$22.82                    | \$9.35                     |                            |
| <b>Estimated Expense</b>                  | \$288,058                   | \$295,568                  | \$240,222                  |                            |
| <b>Expense SqFt</b>                       | \$6.31                      | \$8.04                     | \$5.19                     |                            |
| <b>Net Operating Income</b>               | \$446,467                   | \$543,447                  | \$192,955                  |                            |
| <b>Full Market Value</b>                  | \$2,002,170                 | \$4,025,000                | \$1,096,000                |                            |
| <b>Market Value per SqFt</b>              | \$43.86                     | \$109.49                   | \$23.66                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.09                       | 0.94                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02309-7501         | 3-02304-0015        | 3-02349-0023        | 3-02439-0001        |
| Condominium Section                | 1983-R1              |                     |                     |                     |
| Address                            | 47 NORTH 8 STREET    | 144 NORTH 10 STREET | 240 WYTHE AVENUE    | 366 HEWES STREET    |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-NORTH  | WILLIAMSBURG-NORTH  | WILLIAMSBURG-SOUTH  |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D7-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 40                   | 23                  | 57                  | 52                  |
| Year Built                         | 2007                 | 2006                | 1928                | 1993                |
| Gross SqFt                         | 40,773               | 36,760              | 68,300              | 46,320              |
| Estimated Gross Income             | \$930,440            | \$839,015           | \$1,602,755         | \$433,177           |
| Gross Income per SqFt              | \$22.82              | \$22.82             | \$23.47             | \$9.35              |
| Estimated Expense                  | \$327,815            | \$295,568           | \$545,167           | \$240,222           |
| Expense SqFt                       | \$8.04               | \$8.04              | \$7.98              | \$5.19              |
| Net Operating Income               | \$602,625            | \$543,447           | \$1,057,588         | \$192,955           |
| Full Market Value                  | \$4,463,994          | \$4,025,000         | \$7,868,000         | \$1,096,000         |
| Market Value per SqFt              | \$109.48             | \$109.49            | \$115.20            | \$23.66             |
| Distance from Condominium in miles |                      | 0.19                | 0.24                | 1.01                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02313-7501         | 3-02338-0012        | 3-02409-0003        | 3-02441-0038        |
| Condominium Section                | 2053-R1              |                     |                     |                     |
| Address                            | 234 NORTH 9 STREET   | 250 NORTH 6 STREET  | 252 SOUTH 1 STREET  | 45 SOUTH 5 STREET   |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-NORTH  | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-SOUTH  |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 11                   | 20                  | 23                  | 11                  |
| Year Built                         |                      | 1910                | 1920                | 1910                |
| Gross SqFt                         | 11,383               | 16,095              | 6,000               | 12,975              |
| Estimated Gross Income             | \$258,849            | \$243,766           | \$170,652           | \$295,060           |
| Gross Income per SqFt              | \$22.74              | \$15.15             | \$28.44             | \$22.74             |
| Estimated Expense                  | \$98,349             | \$81,456            | \$60,704            | \$112,123           |
| Expense SqFt                       | \$8.64               | \$5.06              | \$10.12             | \$8.64              |
| Net Operating Income               | \$160,500            | \$162,310           | \$109,948           | \$182,937           |
| Full Market Value                  | \$920,701            | \$1,554,000         | \$830,000           | \$1,130,000         |
| Market Value per SqFt              | \$80.88              | \$96.55             | \$138.33            | \$87.09             |
| Distance from Condominium in miles |                      | 0.17                | 0.41                | 0.70                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02319-7501         | 3-02310-0004        | 3-02658-0026        |                     |
| Condominium Section                | 2533-R1              |                     |                     |                     |
| Address                            | 144 NORTH 8 STREET   | 84 NORTH 9 STREET   | 101 SUTTON STREET   |                     |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-NORTH  | GREENPOINT          |                     |
| Building Classification            | R9-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 41                   | 42                  | 31                  |                     |
| Year Built                         | 2009                 | 1910                | 1931                |                     |
| Gross SqFt                         | 50,445               | 48,980              | 57,927              |                     |
| Estimated Gross Income             | \$1,121,392          | \$1,263,318         | \$1,081,284         |                     |
| Gross Income per SqFt              | \$22.23              | \$25.79             | \$18.67             |                     |
| Estimated Expense                  | \$383,382            | \$414,983           | \$389,262           |                     |
| Expense SqFt                       | \$7.60               | \$8.47              | \$6.72              |                     |
| Net Operating Income               | \$738,010            | \$848,335           | \$692,022           |                     |
| Full Market Value                  | \$2,437,500          | \$6,404,000         | \$4,018,000         |                     |
| Market Value per SqFt              | \$48.32              | \$130.75            | \$69.36             |                     |
| Distance from Condominium in miles |                      | 0.10                | 1.05                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02321-7501         | 3-02310-0004        | 3-02322-0023        | 3-02658-0026        |
| Condominium Section                | 1552-R1              |                     |                     |                     |
| Address                            | 230 NORTH 8 STREET   | 84 NORTH 9 STREET   | 28 HAVEMEYER STREET | 101 SUTTON STREET   |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-NORTH  | WILLIAMSBURG-NORTH  | GREENPOINT          |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 36                   | 42                  | 33                  | 31                  |
| Year Built                         | 2004                 | 1910                | 1910                | 1931                |
| Gross SqFt                         | 52,477               | 48,980              | 32,625              | 57,927              |
| Estimated Gross Income             | \$979,746            | \$1,263,318         | \$579,808           | \$1,081,284         |
| Gross Income per SqFt              | \$18.67              | \$25.79             | \$17.77             | \$18.67             |
| Estimated Expense                  | \$352,645            | \$414,983           | \$237,721           | \$389,262           |
| Expense SqFt                       | \$6.72               | \$8.47              | \$7.29              | \$6.72              |
| Net Operating Income               | \$627,101            | \$848,335           | \$342,087           | \$692,022           |
| Full Market Value                  | \$4,462,999          | \$6,404,000         | \$2,405,000         | \$4,018,000         |
| Market Value per SqFt              | \$85.05              | \$130.75            | \$73.72             | \$69.36             |
| Distance from Condominium in miles |                      | 0.27                | 0.09                | 1.01                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02324-7501                | 3-02304-0015               | 3-02137-0014               | 3-02239-0008               |
| <b>Condominium Section</b>                | 1753-R1                     |                            |                            |                            |
| <b>Address</b>                            | 27 NORTH 6 STREET           | 144 NORTH 10 STREET        | 110 SOUTH 8 STREET         | 157 WALLABOUT STREET       |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-CENTRAL       |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 96                          | 23                         | 66                         | 115                        |
| <b>Year Built</b>                         | 2007                        | 2006                       | 2007                       | 2002                       |
| <b>Gross SqFt</b>                         | 85,701                      | 36,760                     | 63,866                     | 114,734                    |
| <b>Estimated Gross Income</b>             | \$1,720,019                 | \$839,015                  | \$1,281,930                | \$1,671,692                |
| <b>Gross Income per SqFt</b>              | \$20.07                     | \$22.82                    | \$20.07                    | \$14.57                    |
| <b>Estimated Expense</b>                  | \$584,481                   | \$295,568                  | \$435,856                  | \$471,150                  |
| <b>Expense SqFt</b>                       | \$6.82                      | \$8.04                     | \$6.82                     | \$4.11                     |
| <b>Net Operating Income</b>               | \$1,135,538                 | \$543,447                  | \$846,074                  | \$1,200,542                |
| <b>Full Market Value</b>                  | \$8,209,000                 | \$4,025,000                | \$6,116,000                | \$7,980,000                |
| <b>Market Value per SqFt</b>              | \$95.79                     | \$109.49                   | \$95.76                    | \$69.55                    |
| <b>Distance from Condominium in miles</b> |                             | 0.36                       | 0.82                       | 1.50                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02324-7502                | 3-04967-0040               | 3-04964-0040               | 3-04981-0001               |
| <b>Condominium Section</b>                | 2850-R1                     |                            |                            |                            |
| <b>Address</b>                            | 34 NORTH 7 STREET           | 3505 FOSTER AVENUE         | 1368 NEW YORK AVENUE       | 1401 NEW YORK AVENUE       |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | FLATBUSH-EAST              | FLATBUSH-EAST              | FLATBUSH-EAST              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 565                         | 504                        | 504                        | 420                        |
| <b>Year Built</b>                         | 2007                        | 1950                       | 1950                       | 1950                       |
| <b>Gross SqFt</b>                         | 540,898                     | 388,800                    | 388,800                    | 324,000                    |
| <b>Estimated Gross Income</b>             | \$7,788,931                 | \$5,599,739                | \$5,679,000                | \$4,382,044                |
| <b>Gross Income per SqFt</b>              | \$14.40                     | \$14.40                    | \$14.61                    | \$13.52                    |
| <b>Estimated Expense</b>                  | \$3,878,239                 | \$2,787,636                | \$2,837,471                | \$2,271,683                |
| <b>Expense SqFt</b>                       | \$7.17                      | \$7.17                     | \$7.30                     | \$7.01                     |
| <b>Net Operating Income</b>               | \$3,910,692                 | \$2,812,103                | \$2,841,529                | \$2,110,361                |
| <b>Full Market Value</b>                  | \$20,689,763                | \$18,146,000               | \$18,906,000               | \$10,251,000               |
| <b>Market Value per SqFt</b>              | \$38.25                     | \$46.67                    | \$48.63                    | \$31.64                    |
| <b>Distance from Condominium in miles</b> |                             | 5.71                       | 5.70                       | 5.81                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02326-7501                | 3-02304-0015               | 3-02132-0016               | 3-02421-0035               |
| <b>Condominium Section</b>                | 2138-R1                     |                            |                            |                            |
| <b>Address</b>                            | 120 NORTH 7 STREET          | 144 NORTH 10 STREET        | 158 BROADWAY               | 247 SOUTH 3 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 27                          | 23                         | 13                         | 29                         |
| <b>Year Built</b>                         | 2007                        | 2006                       | 2002                       | 1915                       |
| <b>Gross SqFt</b>                         | 30,567                      | 36,760                     | 24,949                     | 21,744                     |
| <b>Estimated Gross Income</b>             | \$697,539                   | \$839,015                  | \$384,022                  | \$515,338                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$22.82                    | \$15.39                    | \$23.70                    |
| <b>Estimated Expense</b>                  | \$245,759                   | \$295,568                  | \$85,451                   | \$237,274                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$8.04                     | \$3.43                     | \$10.91                    |
| <b>Net Operating Income</b>               | \$451,780                   | \$543,447                  | \$298,571                  | \$278,064                  |
| <b>Full Market Value</b>                  | \$3,346,003                 | \$4,025,000                | \$2,018,000                | \$1,165,000                |
| <b>Market Value per SqFt</b>              | \$109.46                    | \$109.49                   | \$80.89                    | \$53.58                    |
| <b>Distance from Condominium in miles</b> |                             | 0.17                       | 0.64                       | 0.56                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02332-7501                | 3-00171-0001               | 3-01156-0080               |                            |
| <b>Condominium Section</b>                | 1754-R1                     |                            |                            |                            |
| <b>Address</b>                            | 34 NORTH 6 STREET           | 65 HOYT STREET             | 545 PROSPECT PLACE         |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | DOWNTOWN-FULTON MALL       | CROWN HEIGHTS              |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D5-ELEVATOR                |                            |
| <b>Total Units</b>                        | 347                         | 158                        | 159                        |                            |
| <b>Year Built</b>                         | 2007                        | 2005                       | 1930                       |                            |
| <b>Gross SqFt</b>                         | 216,485                     | 195,296                    | 172,800                    |                            |
| <b>Estimated Gross Income</b>             | \$4,466,086                 | \$4,605,144                | \$3,053,043                |                            |
| <b>Gross Income per SqFt</b>              | \$20.63                     | \$23.58                    | \$17.67                    |                            |
| <b>Estimated Expense</b>                  | \$1,469,933                 | \$1,559,241                | \$968,080                  |                            |
| <b>Expense SqFt</b>                       | \$6.79                      | \$7.98                     | \$5.60                     |                            |
| <b>Net Operating Income</b>               | \$2,996,153                 | \$3,045,903                | \$2,084,963                |                            |
| <b>Full Market Value</b>                  | \$19,350,000                | \$22,690,000               | \$12,393,000               |                            |
| <b>Market Value per SqFt</b>              | \$89.38                     | \$116.18                   | \$71.72                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 2.48                       | 3.09                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02334-7501                | 3-02304-0015               | 3-02349-0023               | 3-02420-0041               |
| <b>Condominium Section</b>                | 2415-R1                     |                            |                            |                            |
| <b>Address</b>                            | 101 NORTH 5 STREET          | 144 NORTH 10 STREET        | 240 WYTHE AVENUE           | 213 SOUTH 3 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 40                          | 23                         | 57                         | 35                         |
| <b>Year Built</b>                         | 2009                        | 2006                       | 1928                       | 1907                       |
| <b>Gross SqFt</b>                         | 35,169                      | 36,760                     | 68,300                     | 22,375                     |
| <b>Estimated Gross Income</b>             | \$802,557                   | \$839,015                  | \$1,602,755                | \$493,700                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$22.82                    | \$23.47                    | \$22.06                    |
| <b>Estimated Expense</b>                  | \$282,759                   | \$295,568                  | \$545,167                  | \$261,611                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$8.04                     | \$7.98                     | \$11.69                    |
| <b>Net Operating Income</b>               | \$519,798                   | \$543,447                  | \$1,057,588                | \$232,089                  |
| <b>Full Market Value</b>                  | \$3,849,999                 | \$4,025,000                | \$7,868,000                | \$1,578,000                |
| <b>Market Value per SqFt</b>              | \$109.47                    | \$109.49                   | \$115.20                   | \$70.53                    |
| <b>Distance from Condominium in miles</b> |                             | 0.22                       | 0.13                       | 0.48                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02340-7501                | 3-00051-0001               | 3-01149-0018               | 3-01156-0080               |
| <b>Condominium Section</b>                | 1979-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1 NORTH PIER                | 65 WASHINGTON STREET       | 880 BERGEN STREET          | 545 PROSPECT PLACE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | DOWNTOWN-FULTON FERRY      | CROWN HEIGHTS              | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D5-ELEVATOR                | D9-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 181                         | 104                        | 123                        | 159                        |
| <b>Year Built</b>                         | 2007                        | 1914                       | 2005                       | 1930                       |
| <b>Gross SqFt</b>                         | 206,621                     | 123,700                    | 144,493                    | 172,800                    |
| <b>Estimated Gross Income</b>             | \$4,049,772                 | \$2,539,768                | \$2,832,358                | \$3,053,043                |
| <b>Gross Income per SqFt</b>              | \$19.60                     | \$20.53                    | \$19.60                    | \$17.67                    |
| <b>Estimated Expense</b>                  | \$1,051,701                 | \$1,024,290                | \$736,017                  | \$968,080                  |
| <b>Expense SqFt</b>                       | \$5.09                      | \$8.28                     | \$5.09                     | \$5.60                     |
| <b>Net Operating Income</b>               | \$2,998,071                 | \$1,515,478                | \$2,096,341                | \$2,084,963                |
| <b>Full Market Value</b>                  | \$21,556,010                | \$11,009,000               | \$15,073,000               | \$12,393,000               |
| <b>Market Value per SqFt</b>              | \$104.33                    | \$89.00                    | \$104.32                   | \$71.72                    |
| <b>Distance from Condominium in miles</b> |                             | 1.78                       | 2.99                       | 3.05                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02340-7502         | 3-02239-0008         | 3-02137-0014        | 3-02349-0023        |
| Condominium Section                | 2374-R1              |                      |                     |                     |
| Address                            | 20 NORTH 5 STREET    | 157 WALLABOUT STREET | 110 SOUTH 8 STREET  | 240 WYTHE AVENUE    |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-CENTRAL | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-NORTH  |
| Building Classification            | R9-CONDOMINIUM       | D1-ELEVATOR          | D1-ELEVATOR         | D7-ELEVATOR         |
| Total Units                        | 114                  | 115                  | 66                  | 57                  |
| Year Built                         | 2007                 | 2002                 | 2007                | 1928                |
| Gross SqFt                         | 112,265              | 114,734              | 63,866              | 68,300              |
| Estimated Gross Income             | \$2,253,159          | \$1,671,692          | \$1,281,930         | \$1,602,755         |
| Gross Income per SqFt              | \$20.07              | \$14.57              | \$20.07             | \$23.47             |
| Estimated Expense                  | \$765,647            | \$471,150            | \$435,856           | \$545,167           |
| Expense SqFt                       | \$6.82               | \$4.11               | \$6.82              | \$7.98              |
| Net Operating Income               | \$1,487,512          | \$1,200,542          | \$846,074           | \$1,057,588         |
| Full Market Value                  | \$10,753,000         | \$7,980,000          | \$6,116,000         | \$7,868,000         |
| Market Value per SqFt              | \$95.78              | \$69.55              | \$95.76             | \$115.20            |
| Distance from Condominium in miles |                      | 1.43                 | 0.72                | 0.14                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02340-7503         | 3-00171-0001         | 3-01156-0080        |                     |
| Condominium Section                | 2526-R1              |                      |                     |                     |
| Address                            | 2 NORTHSIDE PIERS    | 65 HOYT STREET       | 545 PROSPECT PLACE  |                     |
| Neighborhood                       | WILLIAMSBURG-NORTH   | DOWNTOWN-FULTON MALL | CROWN HEIGHTS       |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | D5-ELEVATOR         |                     |
| Total Units                        | 270                  | 158                  | 159                 |                     |
| Year Built                         | 2010                 | 2005                 | 1930                |                     |
| Gross SqFt                         | 272,767              | 195,296              | 172,800             |                     |
| Estimated Gross Income             | \$5,627,183          | \$4,605,144          | \$3,053,043         |                     |
| Gross Income per SqFt              | \$20.63              | \$23.58              | \$17.67             |                     |
| Estimated Expense                  | \$1,852,088          | \$1,559,241          | \$968,080           |                     |
| Expense SqFt                       | \$6.79               | \$7.98               | \$5.60              |                     |
| Net Operating Income               | \$3,775,095          | \$3,045,903          | \$2,084,963         |                     |
| Full Market Value                  | \$27,438,998         | \$22,690,000         | \$12,393,000        |                     |
| Market Value per SqFt              | \$100.60             | \$116.18             | \$71.72             |                     |
| Distance from Condominium in miles |                      | 2.42                 | 3.05                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02342-7501                | 3-02304-0015               | 3-02132-0016               | 3-02420-0041               |
| <b>Condominium Section</b>                | 2539-R1                     |                            |                            |                            |
| <b>Address</b>                            | 90 NORTH 5 STREET           | 144 NORTH 10 STREET        | 158 BROADWAY               | 213 SOUTH 3 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 34                          | 23                         | 13                         | 35                         |
| <b>Year Built</b>                         | 2007                        | 2006                       | 2002                       | 1907                       |
| <b>Gross SqFt</b>                         | 30,712                      | 36,760                     | 24,949                     | 22,375                     |
| <b>Estimated Gross Income</b>             | \$677,507                   | \$839,015                  | \$384,022                  | \$493,700                  |
| <b>Gross Income per SqFt</b>              | \$22.06                     | \$22.82                    | \$15.39                    | \$22.06                    |
| <b>Estimated Expense</b>                  | \$359,023                   | \$295,568                  | \$85,451                   | \$261,611                  |
| <b>Expense SqFt</b>                       | \$11.69                     | \$8.04                     | \$3.43                     | \$11.69                    |
| <b>Net Operating Income</b>               | \$318,484                   | \$543,447                  | \$298,571                  | \$232,089                  |
| <b>Full Market Value</b>                  | \$2,345,012                 | \$4,025,000                | \$2,018,000                | \$1,578,000                |
| <b>Market Value per SqFt</b>              | \$76.35                     | \$109.49                   | \$80.89                    | \$70.53                    |
| <b>Distance from Condominium in miles</b> |                             | 0.26                       | 0.55                       | 0.45                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02344-7501                | 3-02322-0006               | 3-02418-0003               | 3-02322-0023               |
| <b>Condominium Section</b>                | 2111-R1                     |                            |                            |                            |
| <b>Address</b>                            | 161 NORTH 4 STREET          | 65 ROEBLING STREET         | 329 BEDFORD AVENUE         | 28 HAVEMEYER STREET        |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C7-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 37                          | 27                         | 35                         | 33                         |
| <b>Year Built</b>                         | 2007                        | 1920                       | 1915                       | 1910                       |
| <b>Gross SqFt</b>                         | 29,317                      | 32,000                     | 26,064                     | 32,625                     |
| <b>Estimated Gross Income</b>             | \$505,425                   | \$661,102                  | \$254,479                  | \$579,808                  |
| <b>Gross Income per SqFt</b>              | \$17.24                     | \$20.66                    | \$9.76                     | \$17.77                    |
| <b>Estimated Expense</b>                  | \$137,204                   | \$230,956                  | \$110,008                  | \$237,721                  |
| <b>Expense SqFt</b>                       | \$4.68                      | \$7.22                     | \$4.22                     | \$7.29                     |
| <b>Net Operating Income</b>               | \$368,221                   | \$430,146                  | \$144,471                  | \$342,087                  |
| <b>Full Market Value</b>                  | \$2,569,001                 | \$1,941,000                | \$495,000                  | \$2,405,000                |
| <b>Market Value per SqFt</b>              | \$87.63                     | \$60.66                    | \$18.99                    | \$73.72                    |
| <b>Distance from Condominium in miles</b> |                             | 0.23                       | 0.28                       | 0.23                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02344-7502                | 3-02395-0029               | 3-02421-0035               | 3-02420-0041               |
| <b>Condominium Section</b>                | 2402-R1                     |                            |                            |                            |
| <b>Address</b>                            | 150 NORTH 5 STREET          | 239 SOUTH 1 STREET         | 247 SOUTH 3 STREET         | 213 SOUTH 3 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 31                          | 25                         | 29                         | 35                         |
| <b>Year Built</b>                         | 1910                        | 1915                       | 1915                       | 1907                       |
| <b>Gross SqFt</b>                         | 47,500                      | 25,310                     | 21,744                     | 22,375                     |
| <b>Estimated Gross Income</b>             | \$1,047,850                 | \$273,948                  | \$515,338                  | \$493,700                  |
| <b>Gross Income per SqFt</b>              | \$22.06                     | \$10.82                    | \$23.70                    | \$22.06                    |
| <b>Estimated Expense</b>                  | \$555,275                   | \$111,656                  | \$237,274                  | \$261,611                  |
| <b>Expense SqFt</b>                       | \$11.69                     | \$4.41                     | \$10.91                    | \$11.69                    |
| <b>Net Operating Income</b>               | \$492,575                   | \$162,292                  | \$278,064                  | \$232,089                  |
| <b>Full Market Value</b>                  | \$3,627,000                 | \$966,000                  | \$1,165,000                | \$1,578,000                |
| <b>Market Value per SqFt</b>              | \$76.36                     | \$38.17                    | \$53.58                    | \$70.53                    |
| <b>Distance from Condominium in miles</b> |                             | 0.23                       | 0.35                       | 0.31                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02344-7503                | 3-02334-0005               | 3-02322-0006               | 3-02323-0057               |
| <b>Condominium Section</b>                | 2679-R1                     |                            |                            |                            |
| <b>Address</b>                            | 155 NORTH 4 STREET          | 169 WYTHE AVENUE           | 65 ROEBLING STREET         | 281 NORTH 7 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-NORTH         | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | C7-WALK-UP                 | C7-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 20                          | 13                         | 27                         | 16                         |
| <b>Year Built</b>                         | 1960                        | 1920                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 30,000                      | 28,300                     | 32,000                     | 26,100                     |
| <b>Estimated Gross Income</b>             | \$619,800                   | \$591,660                  | \$661,102                  | \$424,498                  |
| <b>Gross Income per SqFt</b>              | \$20.66                     | \$20.91                    | \$20.66                    | \$16.26                    |
| <b>Estimated Expense</b>                  | \$216,600                   | \$201,843                  | \$230,956                  | \$150,837                  |
| <b>Expense SqFt</b>                       | \$7.22                      | \$7.13                     | \$7.22                     | \$5.78                     |
| <b>Net Operating Income</b>               | \$403,200                   | \$389,817                  | \$430,146                  | \$273,661                  |
| <b>Full Market Value</b>                  | \$1,215,000                 | \$2,841,000                | \$1,941,000                | \$1,880,000                |
| <b>Market Value per SqFt</b>              | \$40.50                     | \$100.39                   | \$60.66                    | \$72.03                    |
| <b>Distance from Condominium in miles</b> |                             | 0.19                       | 0.23                       | 0.30                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02346-7502                | 3-02304-0015               | 3-02409-0027               | 3-02420-0041               |
| <b>Condominium Section</b>                | 2188-R1                     |                            |                            |                            |
| <b>Address</b>                            | 349 METROPOLITAN AVENUE     | 144 NORTH 10 STREET        | 271 SOUTH 2 STREET         | 213 SOUTH 3 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 35                          | 23                         | 35                         | 35                         |
| <b>Year Built</b>                         | 2007                        | 2006                       | 1914                       | 1907                       |
| <b>Gross SqFt</b>                         | 29,315                      | 36,760                     | 22,308                     | 22,375                     |
| <b>Estimated Gross Income</b>             | \$646,689                   | \$839,015                  | \$478,711                  | \$493,700                  |
| <b>Gross Income per SqFt</b>              | \$22.06                     | \$22.82                    | \$21.46                    | \$22.06                    |
| <b>Estimated Expense</b>                  | \$342,692                   | \$295,568                  | \$250,967                  | \$261,611                  |
| <b>Expense SqFt</b>                       | \$11.69                     | \$8.04                     | \$11.25                    | \$11.69                    |
| <b>Net Operating Income</b>               | \$303,997                   | \$543,447                  | \$227,744                  | \$232,089                  |
| <b>Full Market Value</b>                  | \$2,237,997                 | \$4,025,000                | \$1,668,000                | \$1,578,000                |
| <b>Market Value per SqFt</b>              | \$76.34                     | \$109.49                   | \$74.77                    | \$70.53                    |
| <b>Distance from Condominium in miles</b> |                             | 0.35                       | 0.20                       | 0.25                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02348-7501                | 3-01812-0042               | 3-02289-0014               | 3-01811-0019               |
| <b>Condominium Section</b>                | 2654-R1                     |                            |                            |                            |
| <b>Address</b>                            | 184 KENT AVENUE             | 372 GATES AVENUE           | 34 BERRY STREET            | 510 QUINCY STREET          |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | BEDFORD STUYVESANT         | WILLIAMSBURG-NORTH         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 242                         | 214                        | 142                        | 196                        |
| <b>Year Built</b>                         | 1914                        | 1923                       | 2008                       | 1974                       |
| <b>Gross SqFt</b>                         | 270,035                     | 218,302                    | 135,575                    | 212,405                    |
| <b>Estimated Gross Income</b>             | \$5,955,224                 | \$3,079,934                | \$1,798,533                | \$3,106,622                |
| <b>Gross Income per SqFt</b>              | \$22.05                     | \$14.11                    | \$13.27                    | \$14.63                    |
| <b>Estimated Expense</b>                  | \$3,279,383                 | \$1,696,177                | \$697,154                  | \$1,393,452                |
| <b>Expense SqFt</b>                       | \$12.14                     | \$7.77                     | \$5.14                     | \$6.56                     |
| <b>Net Operating Income</b>               | \$2,675,841                 | \$1,383,757                | \$1,101,379                | \$1,713,170                |
| <b>Full Market Value</b>                  | \$17,606,996                | \$9,105,000                | \$7,097,000                | \$11,402,000               |
| <b>Market Value per SqFt</b>              | \$65.20                     | \$41.71                    | \$52.35                    | \$53.68                    |
| <b>Distance from Condominium in miles</b> |                             | 2.40                       | 0.45                       | 2.52                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-02350-7501         | 3-02137-0014        | 3-02239-0008         |                     |
| Condominium Section                | 1782-R1              |                     |                      |                     |
| Address                            | 85 NORTH 3 STREET    | 110 SOUTH 8 STREET  | 157 WALLABOUT STREET |                     |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-CENTRAL |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR          |                     |
| Total Units                        | 63                   | 66                  | 115                  |                     |
| Year Built                         | 2006                 | 2007                | 2002                 |                     |
| Gross SqFt                         | 105,657              | 63,866              | 114,734              |                     |
| Estimated Gross Income             | \$1,829,979          | \$1,281,930         | \$1,671,692          |                     |
| Gross Income per SqFt              | \$17.32              | \$20.07             | \$14.57              |                     |
| Estimated Expense                  | \$577,944            | \$435,856           | \$471,150            |                     |
| Expense SqFt                       | \$5.47               | \$6.82              | \$4.11               |                     |
| Net Operating Income               | \$1,252,035          | \$846,074           | \$1,200,542          |                     |
| Full Market Value                  | \$8,744,004          | \$6,116,000         | \$7,980,000          |                     |
| Market Value per SqFt              | \$82.76              | \$95.76             | \$69.55              |                     |
| Distance from Condominium in miles |                      | 0.57                | 1.22                 |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02351-7501         | 3-00122-0005        | 3-02304-0015        |                     |
| Condominium Section                | 2631-R1              |                     |                     |                     |
| Address                            | 195 BERRY STREET     | 277 GOLD STREET     | 144 NORTH 10 STREET |                     |
| Neighborhood                       | WILLIAMSBURG-NORTH   | DOWNTOWN-METROTECH  | WILLIAMSBURG-NORTH  |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 76                   | 134                 | 23                  |                     |
| Year Built                         | 2010                 | 2009                | 2006                |                     |
| Gross SqFt                         | 166,787              | 118,620             | 36,760              |                     |
| Estimated Gross Income             | \$4,002,888          | \$2,986,782         | \$839,015           |                     |
| Gross Income per SqFt              | \$24.00              | \$25.18             | \$22.82             |                     |
| Estimated Expense                  | \$1,307,610          | \$905,085           | \$295,568           |                     |
| Expense SqFt                       | \$7.84               | \$7.63              | \$8.04              |                     |
| Net Operating Income               | \$2,695,278          | \$2,081,697         | \$543,447           |                     |
| Full Market Value                  | \$20,133,997         | \$15,660,000        | \$4,025,000         |                     |
| Market Value per SqFt              | \$120.72             | \$132.02            | \$109.49            |                     |
| Distance from Condominium in miles |                      | 1.78                | 0.30                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02358-7501                | 3-02304-0015               | 3-02132-0016               | 3-02130-0017               |
| <b>Condominium Section</b>                | 2197-R1                     |                            |                            |                            |
| <b>Address</b>                            | 100 NORTH 3 STREET          | 144 NORTH 10 STREET        | 158 BROADWAY               | 84 BROADWAY                |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 24                          | 23                         | 13                         | 25                         |
| <b>Year Built</b>                         | 2007                        | 2006                       | 2002                       | 1920                       |
| <b>Gross SqFt</b>                         | 30,010                      | 36,760                     | 24,949                     | 26,631                     |
| <b>Estimated Gross Income</b>             | \$684,828                   | \$839,015                  | \$384,022                  | \$638,336                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$22.82                    | \$15.39                    | \$23.97                    |
| <b>Estimated Expense</b>                  | \$241,280                   | \$295,568                  | \$85,451                   | \$261,718                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$8.04                     | \$3.43                     | \$9.83                     |
| <b>Net Operating Income</b>               | \$443,548                   | \$543,447                  | \$298,571                  | \$376,618                  |
| <b>Full Market Value</b>                  | \$3,285,002                 | \$4,025,000                | \$2,018,000                | \$2,811,000                |
| <b>Market Value per SqFt</b>              | \$109.46                    | \$109.49                   | \$80.89                    | \$105.55                   |
| <b>Distance from Condominium in miles</b> |                             | 0.35                       | 0.47                       | 0.49                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02358-7502                | 3-02409-0009               | 3-02409-0011               | 3-02409-0008               |
| <b>Condominium Section</b>                | 2358-R1                     |                            |                            |                            |
| <b>Address</b>                            | 129 METROPOLITAN AVENUE     | 262 SOUTH 1 STREET         | 264 SOUTH 1 STREET         | 260 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         | 2008                        | 1915                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 11,679                      | 15,836                     | 15,836                     | 15,836                     |
| <b>Estimated Gross Income</b>             | \$249,814                   | \$338,694                  | \$338,467                  | \$338,694                  |
| <b>Gross Income per SqFt</b>              | \$21.39                     | \$21.39                    | \$21.37                    | \$21.39                    |
| <b>Estimated Expense</b>                  | \$138,279                   | \$187,557                  | \$179,868                  | \$179,558                  |
| <b>Expense SqFt</b>                       | \$11.84                     | \$11.84                    | \$11.36                    | \$11.34                    |
| <b>Net Operating Income</b>               | \$111,535                   | \$151,137                  | \$158,599                  | \$159,136                  |
| <b>Full Market Value</b>                  | \$817,002                   | \$1,106,000                | \$735,000                  | \$843,000                  |
| <b>Market Value per SqFt</b>              | \$69.95                     | \$69.84                    | \$46.41                    | \$53.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.46                       | 0.46                       | 0.46                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02358-7503                | 3-02441-0038               | 3-02380-0014               | 3-02334-0005               |
| <b>Condominium Section</b>                | 2886-R1                     |                            |                            |                            |
| <b>Address</b>                            | 135 METROPOLITAN AVENUE     | 45 SOUTH 5 STREET          | 136 NORTH 1 STREET         | 169 WYTHE AVENUE           |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-NORTH         | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 10                          | 11                         | 16                         | 13                         |
| <b>Year Built</b>                         | 2010                        | 1910                       | 1910                       | 1920                       |
| <b>Gross SqFt</b>                         | 8,850                       | 12,975                     | 8,800                      | 28,300                     |
| <b>Estimated Gross Income</b>             | \$185,054                   | \$295,060                  | \$101,591                  | \$591,660                  |
| <b>Gross Income per SqFt</b>              | \$20.91                     | \$22.74                    | \$11.54                    | \$20.91                    |
| <b>Estimated Expense</b>                  | \$63,101                    | \$112,123                  | \$56,891                   | \$201,843                  |
| <b>Expense SqFt</b>                       | \$7.13                      | \$8.64                     | \$6.46                     | \$7.13                     |
| <b>Net Operating Income</b>               | \$121,953                   | \$182,937                  | \$44,700                   | \$389,817                  |
| <b>Full Market Value</b>                  | \$889,000                   | \$1,130,000                | \$181,000                  | \$2,841,000                |
| <b>Market Value per SqFt</b>              | \$100.45                    | \$87.09                    | \$20.57                    | \$100.39                   |
| <b>Distance from Condominium in miles</b> |                             | 0.35                       | 0.11                       | 0.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02363-7501                | 3-00171-0001               | 3-02239-0008               |                            |
| <b>Condominium Section</b>                | 2404-R1                     |                            |                            |                            |
| <b>Address</b>                            | 80 METROPOLITAN AVENUE      | 65 HOYT STREET             | 157 WALLABOUT STREET       |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | DOWNTOWN-FULTON MALL       | WILLIAMSBURG-CENTRAL       |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 152                         | 158                        | 115                        |                            |
| <b>Year Built</b>                         | 2008                        | 2005                       | 2002                       |                            |
| <b>Gross SqFt</b>                         | 138,830                     | 195,296                    | 114,734                    |                            |
| <b>Estimated Gross Income</b>             | \$2,648,876                 | \$4,605,144                | \$1,671,692                |                            |
| <b>Gross Income per SqFt</b>              | \$19.08                     | \$23.58                    | \$14.57                    |                            |
| <b>Estimated Expense</b>                  | \$839,922                   | \$1,559,241                | \$471,150                  |                            |
| <b>Expense SqFt</b>                       | \$6.05                      | \$7.98                     | \$4.11                     |                            |
| <b>Net Operating Income</b>               | \$1,808,954                 | \$3,045,903                | \$1,200,542                |                            |
| <b>Full Market Value</b>                  | \$12,937,004                | \$22,690,000               | \$7,980,000                |                            |
| <b>Market Value per SqFt</b>              | \$93.19                     | \$116.18                   | \$69.55                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 2.26                       | 1.25                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02364-7501                | 3-02409-0011               | 3-02409-0009               | 3-02409-0008               |
| <b>Condominium Section</b>                | 2938-R1                     |                            |                            |                            |
| <b>Address</b>                            | 136 METROPOLITAN AVENUE     | 264 SOUTH 1 STREET         | 262 SOUTH 1 STREET         | 260 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 9                           | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         | 1952                        | 1915                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 8,318                       | 15,836                     | 15,836                     | 15,836                     |
| <b>Estimated Gross Income</b>             | \$332,401                   | \$338,467                  | \$338,694                  | \$338,694                  |
| <b>Gross Income per SqFt</b>              | \$39.96                     | \$21.37                    | \$21.39                    | \$21.39                    |
| <b>Estimated Expense</b>                  | \$183,994                   | \$179,868                  | \$187,557                  | \$179,558                  |
| <b>Expense SqFt</b>                       | \$22.12                     | \$11.36                    | \$11.84                    | \$11.34                    |
| <b>Net Operating Income</b>               | \$148,407                   | \$158,599                  | \$151,137                  | \$159,136                  |
| <b>Full Market Value</b>                  | \$797,947                   | \$735,000                  | \$1,106,000                | \$843,000                  |
| <b>Market Value per SqFt</b>              | \$95.93                     | \$46.41                    | \$69.84                    | \$53.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.45                       | 0.45                       | 0.45                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02378-7501                | 3-02396-0021               | 3-02409-0009               | 3-02409-0011               |
| <b>Condominium Section</b>                | 2839-R1                     |                            |                            |                            |
| <b>Address</b>                            | 66 NORTH 1 STREET           | 289 SOUTH 1 STREET         | 262 SOUTH 1 STREET         | 264 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-NORTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 21                          | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         | 1910                        | 1909                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 30,434                      | 19,080                     | 15,836                     | 15,836                     |
| <b>Estimated Gross Income</b>             | \$621,767                   | \$332,354                  | \$338,694                  | \$338,467                  |
| <b>Gross Income per SqFt</b>              | \$20.43                     | \$17.42                    | \$21.39                    | \$21.37                    |
| <b>Estimated Expense</b>                  | \$340,252                   | \$166,148                  | \$187,557                  | \$179,868                  |
| <b>Expense SqFt</b>                       | \$11.18                     | \$8.71                     | \$11.84                    | \$11.36                    |
| <b>Net Operating Income</b>               | \$281,515                   | \$166,206                  | \$151,137                  | \$158,599                  |
| <b>Full Market Value</b>                  | \$2,042,997                 | \$1,066,000                | \$1,106,000                | \$735,000                  |
| <b>Market Value per SqFt</b>              | \$67.13                     | \$55.87                    | \$69.84                    | \$46.41                    |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.54                       | 0.54                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02383-7501         | 3-02785-0037        | 3-02424-0009        | 3-02338-0012        |
| Condominium Section                | 0934-R1              |                     |                     |                     |
| Address                            | 98 HAVEMEYER STREET  | 47 MAUJER STREET    | 358 SOUTH 2 STREET  | 250 NORTH 6 STREET  |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-EAST   | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-NORTH  |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 24                   | 14                  | 27                  | 20                  |
| Year Built                         | 2002                 | 2006                | 1920                | 1910                |
| Gross SqFt                         | 28,440               | 13,810              | 19,000              | 16,095              |
| Estimated Gross Income             | \$727,211            | \$371,716           | \$485,914           | \$243,766           |
| Gross Income per SqFt              | \$25.57              | \$26.92             | \$25.57             | \$15.15             |
| Estimated Expense                  | \$328,482            | \$126,383           | \$219,515           | \$81,456            |
| Expense SqFt                       | \$11.55              | \$9.15              | \$11.55             | \$5.06              |
| Net Operating Income               | \$398,729            | \$245,333           | \$266,399           | \$162,310           |
| Full Market Value                  | \$3,004,999          | \$1,852,000         | \$1,476,000         | \$1,554,000         |
| Market Value per SqFt              | \$105.66             | \$134.11            | \$77.68             | \$96.55             |
| Distance from Condominium in miles |                      | 0.43                | 0.33                | 0.15                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02383-7503         | 3-02421-0035        | 3-02409-0027        |                     |
| Condominium Section                | 2538-R1              |                     |                     |                     |
| Address                            | 14 HOPE STREET       | 247 SOUTH 3 STREET  | 271 SOUTH 2 STREET  |                     |
| Neighborhood                       | WILLIAMSBURG-NORTH   | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-SOUTH  |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D9-ELEVATOR         |                     |
| Total Units                        | 30                   | 29                  | 35                  |                     |
| Year Built                         | 2008                 | 1915                | 1914                |                     |
| Gross SqFt                         | 24,884               | 21,744              | 22,308              |                     |
| Estimated Gross Income             | \$561,881            | \$515,338           | \$478,711           |                     |
| Gross Income per SqFt              | \$22.58              | \$23.70             | \$21.46             |                     |
| Estimated Expense                  | \$275,715            | \$237,274           | \$250,967           |                     |
| Expense SqFt                       | \$11.08              | \$10.91             | \$11.25             |                     |
| Net Operating Income               | \$286,166            | \$278,064           | \$227,744           |                     |
| Full Market Value                  | \$2,115,996          | \$1,165,000         | \$1,668,000         |                     |
| Market Value per SqFt              | \$85.03              | \$53.58             | \$74.77             |                     |
| Distance from Condominium in miles |                      | 0.16                | 0.12                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02393-7501                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 2831-R1                     |                            |                            |                            |
| <b>Address</b>                            | 186 GRAND STREET            | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 9                           | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 2008                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 8,185                       | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$246,141                   | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$30.07                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$113,157                   | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$13.82                     | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$132,984                   | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$474,336                   | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$57.95                     | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 2.19                       | 3.17                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02396-7501                | 3-02409-0011               | 3-02409-0009               | 3-02396-0027               |
| <b>Condominium Section</b>                | 2338-R1                     |                            |                            |                            |
| <b>Address</b>                            | 275 SOUTH 1 STREET          | 264 SOUTH 1 STREET         | 262 SOUTH 1 STREET         | 279 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 26                          | 24                         | 24                         | 22                         |
| <b>Year Built</b>                         | 2007                        | 1915                       | 1915                       | 1910                       |
| <b>Gross SqFt</b>                         | 13,950                      | 15,836                     | 15,836                     | 16,250                     |
| <b>Estimated Gross Income</b>             | \$284,999                   | \$338,467                  | \$338,694                  | \$295,253                  |
| <b>Gross Income per SqFt</b>              | \$20.43                     | \$21.37                    | \$21.39                    | \$18.17                    |
| <b>Estimated Expense</b>                  | \$155,961                   | \$179,868                  | \$187,557                  | \$144,064                  |
| <b>Expense SqFt</b>                       | \$11.18                     | \$11.36                    | \$11.84                    | \$8.87                     |
| <b>Net Operating Income</b>               | \$129,038                   | \$158,599                  | \$151,137                  | \$151,189                  |
| <b>Full Market Value</b>                  | \$936,009                   | \$735,000                  | \$1,106,000                | \$973,000                  |
| <b>Market Value per SqFt</b>              | \$67.10                     | \$46.41                    | \$69.84                    | \$59.88                    |
| <b>Distance from Condominium in miles</b> |                             | 0.04                       | 0.04                       | 0.00                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02403-7501                | 3-02159-0001               | 3-02137-0014               | 3-01925-0007               |
| <b>Condominium Section</b>                | 0861-R1                     |                            |                            |                            |
| <b>Address</b>                            | 330 WYTHE AVENUE            | 475 KENT AVENUE            | 110 SOUTH 8 STREET         | 213 TAAFFE PLACE           |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 74                          | 105                        | 66                         | 90                         |
| <b>Year Built</b>                         | 1914                        | 1911                       | 2007                       | 1935                       |
| <b>Gross SqFt</b>                         | 126,785                     | 162,890                    | 63,866                     | 124,596                    |
| <b>Estimated Gross Income</b>             | \$1,857,400                 | \$2,160,275                | \$1,281,930                | \$1,825,704                |
| <b>Gross Income per SqFt</b>              | \$14.65                     | \$13.26                    | \$20.07                    | \$14.65                    |
| <b>Estimated Expense</b>                  | \$428,533                   | \$959,740                  | \$435,856                  | \$421,731                  |
| <b>Expense SqFt</b>                       | \$3.38                      | \$5.89                     | \$6.82                     | \$3.38                     |
| <b>Net Operating Income</b>               | \$1,428,867                 | \$1,200,535                | \$846,074                  | \$1,403,973                |
| <b>Full Market Value</b>                  | \$9,531,542                 | \$7,734,000                | \$6,116,000                | \$9,350,000                |
| <b>Market Value per SqFt</b>              | \$75.18                     | \$47.48                    | \$95.76                    | \$75.04                    |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.40                       | 1.65                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02406-7501                | 3-02304-0015               | 3-02420-0041               | 3-02421-0035               |
| <b>Condominium Section</b>                | 1098-R1                     |                            |                            |                            |
| <b>Address</b>                            | 299 BEDFORD AVENUE          | 144 NORTH 10 STREET        | 213 SOUTH 3 STREET         | 247 SOUTH 3 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 32                          | 23                         | 35                         | 29                         |
| <b>Year Built</b>                         | 2003                        | 2006                       | 1907                       | 1915                       |
| <b>Gross SqFt</b>                         | 36,768                      | 36,760                     | 22,375                     | 21,744                     |
| <b>Estimated Gross Income</b>             | \$839,046                   | \$839,015                  | \$493,700                  | \$515,338                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$22.82                    | \$22.06                    | \$23.70                    |
| <b>Estimated Expense</b>                  | \$295,615                   | \$295,568                  | \$261,611                  | \$237,274                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$8.04                     | \$11.69                    | \$10.91                    |
| <b>Net Operating Income</b>               | \$543,431                   | \$543,447                  | \$232,089                  | \$278,064                  |
| <b>Full Market Value</b>                  | \$3,877,496                 | \$4,025,000                | \$1,578,000                | \$1,165,000                |
| <b>Market Value per SqFt</b>              | \$105.46                    | \$109.49                   | \$70.53                    | \$53.58                    |
| <b>Distance from Condominium in miles</b> |                             | 0.48                       | 0.18                       | 0.26                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02408-7501                | 3-02396-0021               | 3-02409-0011               | 3-02409-0008               |
| <b>Condominium Section</b>                | 1047-R1                     |                            |                            |                            |
| <b>Address</b>                            | 236 SOUTH 1 STREET          | 289 SOUTH 1 STREET         | 264 SOUTH 1 STREET         | 260 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         | 2002                        | 1909                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 17,766                      | 19,080                     | 15,836                     | 15,836                     |
| <b>Estimated Gross Income</b>             | \$362,959                   | \$332,354                  | \$338,467                  | \$338,694                  |
| <b>Gross Income per SqFt</b>              | \$20.43                     | \$17.42                    | \$21.37                    | \$21.39                    |
| <b>Estimated Expense</b>                  | \$198,624                   | \$166,148                  | \$179,868                  | \$179,558                  |
| <b>Expense SqFt</b>                       | \$11.18                     | \$8.71                     | \$11.36                    | \$11.34                    |
| <b>Net Operating Income</b>               | \$164,335                   | \$166,206                  | \$158,599                  | \$159,136                  |
| <b>Full Market Value</b>                  | \$1,191,999                 | \$1,066,000                | \$735,000                  | \$843,000                  |
| <b>Market Value per SqFt</b>              | \$67.09                     | \$55.87                    | \$46.41                    | \$53.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.09                       | 0.08                       | 0.08                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02408-7502                | 3-02409-0011               | 3-02409-0008               | 3-02396-0021               |
| <b>Condominium Section</b>                | 1382-R1                     |                            |                            |                            |
| <b>Address</b>                            | 241 SOUTH 2 STREET          | 264 SOUTH 1 STREET         | 260 SOUTH 1 STREET         | 289 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 15                          | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         | 2004                        | 1915                       | 1915                       | 1909                       |
| <b>Gross SqFt</b>                         | 15,000                      | 15,836                     | 15,836                     | 19,080                     |
| <b>Estimated Gross Income</b>             | \$306,450                   | \$338,467                  | \$338,694                  | \$332,354                  |
| <b>Gross Income per SqFt</b>              | \$20.43                     | \$21.37                    | \$21.39                    | \$17.42                    |
| <b>Estimated Expense</b>                  | \$167,700                   | \$179,868                  | \$179,558                  | \$166,148                  |
| <b>Expense SqFt</b>                       | \$11.18                     | \$11.36                    | \$11.34                    | \$8.71                     |
| <b>Net Operating Income</b>               | \$138,750                   | \$158,599                  | \$159,136                  | \$166,206                  |
| <b>Full Market Value</b>                  | \$1,007,002                 | \$735,000                  | \$843,000                  | \$1,066,000                |
| <b>Market Value per SqFt</b>              | \$67.13                     | \$46.41                    | \$53.23                    | \$55.87                    |
| <b>Distance from Condominium in miles</b> |                             | 0.08                       | 0.08                       | 0.09                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02408-7503                | 3-02386-0018               | 3-02411-0017               | 3-02434-0006               |
| <b>Condominium Section</b>                | 1821-R1                     |                            |                            |                            |
| <b>Address</b>                            | 242 SOUTH 1 STREET          | 425 KEAP STREET            | 326 SOUTH 1 STREET         | 242 SOUTH 3 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C7-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 23                          | 23                         | 33                         | 30                         |
| <b>Year Built</b>                         | 1911                        | 1915                       | 1913                       | 1912                       |
| <b>Gross SqFt</b>                         | 24,306                      | 30,800                     | 24,066                     | 19,890                     |
| <b>Estimated Gross Income</b>             | \$568,274                   | \$604,719                  | \$562,704                  | \$533,545                  |
| <b>Gross Income per SqFt</b>              | \$23.38                     | \$19.63                    | \$23.38                    | \$26.82                    |
| <b>Estimated Expense</b>                  | \$175,489                   | \$247,935                  | \$173,834                  | \$202,747                  |
| <b>Expense SqFt</b>                       | \$7.22                      | \$8.05                     | \$7.22                     | \$10.19                    |
| <b>Net Operating Income</b>               | \$392,785                   | \$356,784                  | \$388,870                  | \$330,798                  |
| <b>Full Market Value</b>                  | \$2,921,002                 | \$2,017,000                | \$2,892,000                | \$2,498,000                |
| <b>Market Value per SqFt</b>              | \$120.18                    | \$65.49                    | \$120.17                   | \$125.59                   |
| <b>Distance from Condominium in miles</b> |                             | 0.24                       | 0.22                       | 0.11                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02415-7501                | 3-02304-0015               | 3-02421-0035               | 3-02396-0021               |
| <b>Condominium Section</b>                | 2884-R1                     |                            |                            |                            |
| <b>Address</b>                            | 29 SOUTH 3 STREET           | 144 NORTH 10 STREET        | 247 SOUTH 3 STREET         | 289 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 24                          | 23                         | 29                         | 24                         |
| <b>Year Built</b>                         | 2009                        | 2006                       | 1915                       | 1909                       |
| <b>Gross SqFt</b>                         | 26,059                      | 36,760                     | 21,744                     | 19,080                     |
| <b>Estimated Gross Income</b>             | \$594,666                   | \$839,015                  | \$515,338                  | \$332,354                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$22.82                    | \$23.70                    | \$17.42                    |
| <b>Estimated Expense</b>                  | \$209,514                   | \$295,568                  | \$237,274                  | \$166,148                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$8.04                     | \$10.91                    | \$8.71                     |
| <b>Net Operating Income</b>               | \$385,152                   | \$543,447                  | \$278,064                  | \$166,206                  |
| <b>Full Market Value</b>                  | \$3,950,294                 | \$4,025,000                | \$1,165,000                | \$1,066,000                |
| <b>Market Value per SqFt</b>              | \$151.59                    | \$109.49                   | \$53.58                    | \$55.87                    |
| <b>Distance from Condominium in miles</b> |                             | 0.61                       | 0.52                       | 0.53                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02415-7502         | 3-01514-0008        | 3-00815-0013        |                     |
| Condominium Section                | 3024-R1              |                     |                     |                     |
| Address                            | 46 SOUTH 2 STREET    | 334 CHAUNCEY STREET | 414 53 STREET       |                     |
| Neighborhood                       | WILLIAMSBURG-SOUTH   | OCEAN HILL          | SUNSET PARK         |                     |
| Building Classification            | R4-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 23                   | 12                  | 32                  |                     |
| Year Built                         | 2010                 | 1906                | 1931                |                     |
| Gross SqFt                         | 29,939               | 6,474               | 18,120              |                     |
| Estimated Gross Income             | \$513,728            | \$94,957            | \$259,323           |                     |
| Gross Income per SqFt              | \$17.16              | \$14.67             | \$14.31             |                     |
| Estimated Expense                  | \$244,278            | \$45,655            | \$121,882           |                     |
| Expense SqFt                       | \$8.16               | \$7.05              | \$6.73              |                     |
| Net Operating Income               | \$269,450            | \$49,302            | \$137,441           |                     |
| Full Market Value                  | \$2,342,716          | \$254,000           | \$908,000           |                     |
| Market Value per SqFt              | \$78.25              | \$39.23             | \$50.11             |                     |
| Distance from Condominium in miles |                      |                     |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02417-7501         | 3-02304-0015        | 3-02396-0021        | 3-02420-0041        |
| Condominium Section                | 1383-R1              |                     |                     |                     |
| Address                            | 120 SOUTH 2 STREET   | 144 NORTH 10 STREET | 289 SOUTH 1 STREET  | 213 SOUTH 3 STREET  |
| Neighborhood                       | WILLIAMSBURG-SOUTH   | WILLIAMSBURG-NORTH  | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-SOUTH  |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 17                   | 23                  | 24                  | 35                  |
| Year Built                         | 2004                 | 2006                | 1909                | 1907                |
| Gross SqFt                         | 23,760               | 36,760              | 19,080              | 22,375              |
| Estimated Gross Income             | \$524,146            | \$839,015           | \$332,354           | \$493,700           |
| Gross Income per SqFt              | \$22.06              | \$22.82             | \$17.42             | \$22.06             |
| Estimated Expense                  | \$277,754            | \$295,568           | \$166,148           | \$261,611           |
| Expense SqFt                       | \$11.69              | \$8.04              | \$8.71              | \$11.69             |
| Net Operating Income               | \$246,392            | \$543,447           | \$166,206           | \$232,089           |
| Full Market Value                  | \$1,814,000          | \$4,025,000         | \$1,066,000         | \$1,578,000         |
| Market Value per SqFt              | \$76.35              | \$109.49            | \$55.87             | \$70.53             |
| Distance from Condominium in miles |                      | 0.55                | 0.36                | 0.26                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02417-7502                | 3-02409-0008               | 3-02409-0009               |                            |
| <b>Condominium Section</b>                | 1488-R1                     |                            |                            |                            |
| <b>Address</b>                            | 342 BEDFORD AVENUE          | 260 SOUTH 1 STREET         | 262 SOUTH 1 STREET         |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                |                            |
| <b>Total Units</b>                        | 10                          | 24                         | 24                         |                            |
| <b>Year Built</b>                         | 2006                        | 1915                       | 1915                       |                            |
| <b>Gross SqFt</b>                         | 10,967                      | 15,836                     | 15,836                     |                            |
| <b>Estimated Gross Income</b>             | \$234,584                   | \$338,694                  | \$338,694                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.39                     | \$21.39                    | \$21.39                    |                            |
| <b>Estimated Expense</b>                  | \$123,598                   | \$179,558                  | \$187,557                  |                            |
| <b>Expense SqFt</b>                       | \$11.27                     | \$11.34                    | \$11.84                    |                            |
| <b>Net Operating Income</b>               | \$110,986                   | \$159,136                  | \$151,137                  |                            |
| <b>Full Market Value</b>                  | \$813,000                   | \$843,000                  | \$1,106,000                |                            |
| <b>Market Value per SqFt</b>              | \$74.13                     | \$53.23                    | \$69.84                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.35                       | 0.35                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02417-7503                | 3-02409-0011               | 3-02409-0009               | 3-02409-0008               |
| <b>Condominium Section</b>                | 1752-R1                     |                            |                            |                            |
| <b>Address</b>                            | 117 SOUTH 3 STREET          | 264 SOUTH 1 STREET         | 262 SOUTH 1 STREET         | 260 SOUTH 1 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 8                           | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         | 2004                        | 1915                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 9,079                       | 15,836                     | 15,836                     | 15,836                     |
| <b>Estimated Gross Income</b>             | \$194,200                   | \$338,467                  | \$338,694                  | \$338,694                  |
| <b>Gross Income per SqFt</b>              | \$21.39                     | \$21.37                    | \$21.39                    | \$21.39                    |
| <b>Estimated Expense</b>                  | \$107,495                   | \$179,868                  | \$187,557                  | \$179,558                  |
| <b>Expense SqFt</b>                       | \$11.84                     | \$11.36                    | \$11.84                    | \$11.34                    |
| <b>Net Operating Income</b>               | \$86,705                    | \$158,599                  | \$151,137                  | \$159,136                  |
| <b>Full Market Value</b>                  | \$635,000                   | \$735,000                  | \$1,106,000                | \$843,000                  |
| <b>Market Value per SqFt</b>              | \$69.94                     | \$46.41                    | \$69.84                    | \$53.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.35                       | 0.35                       | 0.35                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02419-7501                | 3-02785-0037               | 3-02173-0027               |                            |
| <b>Condominium Section</b>                | 2444-R1                     |                            |                            |                            |
| <b>Address</b>                            | 200 SOUTH 2 STREET          | 47 MAUJER STREET           | 186 CLYMER STREET          |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-EAST          | WILLIAMSBURG-CENTRAL       |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 30                          | 14                         | 35                         |                            |
| <b>Year Built</b>                         | 2005                        | 2006                       | 1915                       |                            |
| <b>Gross SqFt</b>                         | 30,086                      | 13,810                     | 21,000                     |                            |
| <b>Estimated Gross Income</b>             | \$639,328                   | \$371,716                  | \$319,587                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.25                     | \$26.92                    | \$15.22                    |                            |
| <b>Estimated Expense</b>                  | \$220,831                   | \$126,383                  | \$156,598                  |                            |
| <b>Expense SqFt</b>                       | \$7.34                      | \$9.15                     | \$7.46                     |                            |
| <b>Net Operating Income</b>               | \$418,497                   | \$245,333                  | \$162,989                  |                            |
| <b>Full Market Value</b>                  | \$3,060,000                 | \$1,852,000                | \$1,021,000                |                            |
| <b>Market Value per SqFt</b>              | \$101.71                    | \$134.11                   | \$48.62                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.39                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02433-7502                | 3-02409-0011               | 3-02409-0008               | 3-02434-0008               |
| <b>Condominium Section</b>                | 1823-R1                     |                            |                            |                            |
| <b>Address</b>                            | 208 SOUTH 3 STREET          | 264 SOUTH 1 STREET         | 260 SOUTH 1 STREET         | 244 SOUTH 3 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 24                         | 24                         | 21                         |
| <b>Year Built</b>                         | 2006                        | 1915                       | 1915                       | 1915                       |
| <b>Gross SqFt</b>                         | 10,756                      | 15,836                     | 15,836                     | 18,360                     |
| <b>Estimated Gross Income</b>             | \$219,745                   | \$338,467                  | \$338,694                  | \$296,127                  |
| <b>Gross Income per SqFt</b>              | \$20.43                     | \$21.37                    | \$21.39                    | \$16.13                    |
| <b>Estimated Expense</b>                  | \$120,252                   | \$179,868                  | \$179,558                  | \$166,612                  |
| <b>Expense SqFt</b>                       | \$11.18                     | \$11.36                    | \$11.34                    | \$9.07                     |
| <b>Net Operating Income</b>               | \$99,493                    | \$158,599                  | \$159,136                  | \$129,515                  |
| <b>Full Market Value</b>                  | \$722,001                   | \$735,000                  | \$843,000                  | \$719,000                  |
| <b>Market Value per SqFt</b>              | \$67.13                     | \$46.41                    | \$53.23                    | \$39.16                    |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.13                       | 0.07                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02446-7501                | 3-02441-0038               | 3-02424-0009               | 3-02139-0034               |
| <b>Condominium Section</b>                | 1389-R1                     |                            |                            |                            |
| <b>Address</b>                            | 180 SOUTH 4 STREET          | 45 SOUTH 5 STREET          | 358 SOUTH 2 STREET         | 191 SOUTH 9 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 11                          | 11                         | 27                         | 30                         |
| <b>Year Built</b>                         |                             | 1910                       | 1920                       | 1911                       |
| <b>Gross SqFt</b>                         | 17,235                      | 12,975                     | 19,000                     | 21,865                     |
| <b>Estimated Gross Income</b>             | \$391,924                   | \$295,060                  | \$485,914                  | \$301,256                  |
| <b>Gross Income per SqFt</b>              | \$22.74                     | \$22.74                    | \$25.57                    | \$13.78                    |
| <b>Estimated Expense</b>                  | \$148,910                   | \$112,123                  | \$219,515                  | \$153,641                  |
| <b>Expense SqFt</b>                       | \$8.64                      | \$8.64                     | \$11.55                    | \$7.03                     |
| <b>Net Operating Income</b>               | \$243,014                   | \$182,937                  | \$266,399                  | \$147,615                  |
| <b>Full Market Value</b>                  | \$1,799,000                 | \$1,130,000                | \$1,476,000                | \$797,000                  |
| <b>Market Value per SqFt</b>              | \$104.38                    | \$87.09                    | \$77.68                    | \$36.45                    |
| <b>Distance from Condominium in miles</b> |                             | 0.38                       | 0.37                       | 0.12                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02446-7502                | 3-02421-0035               | 3-02409-0009               |                            |
| <b>Condominium Section</b>                | 1564-R1                     |                            |                            |                            |
| <b>Address</b>                            | 176 SOUTH 4 STREET          | 247 SOUTH 3 STREET         | 262 SOUTH 1 STREET         |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                |                            |
| <b>Total Units</b>                        | 9                           | 29                         | 24                         |                            |
| <b>Year Built</b>                         | 2005                        | 1915                       | 1915                       |                            |
| <b>Gross SqFt</b>                         | 10,113                      | 21,744                     | 15,836                     |                            |
| <b>Estimated Gross Income</b>             | \$228,048                   | \$515,338                  | \$338,694                  |                            |
| <b>Gross Income per SqFt</b>              | \$22.55                     | \$23.70                    | \$21.39                    |                            |
| <b>Estimated Expense</b>                  | \$115,086                   | \$237,274                  | \$187,557                  |                            |
| <b>Expense SqFt</b>                       | \$11.38                     | \$10.91                    | \$11.84                    |                            |
| <b>Net Operating Income</b>               | \$112,962                   | \$278,064                  | \$151,137                  |                            |
| <b>Full Market Value</b>                  | \$835,000                   | \$1,165,000                | \$1,106,000                |                            |
| <b>Market Value per SqFt</b>              | \$82.57                     | \$53.58                    | \$69.84                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.22                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02456-7502                | 3-05677-0025               | 3-05690-0048               | 3-05678-0001               |
| <b>Condominium Section</b>                | 2774-R1                     |                            |                            |                            |
| <b>Address</b>                            | 400 BEDFORD AVENUE          | 1350 54 STREET             | 1267 57 STREET             | 1401 55 STREET             |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | BOROUGH PARK               | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 1                           | 35                         | 12                         | 36                         |
| <b>Year Built</b>                         | 2009                        | 1936                       | 2007                       | 1942                       |
| <b>Gross SqFt</b>                         | 6,996                       | 35,580                     | 30,785                     | 34,500                     |
| <b>Estimated Gross Income</b>             | \$76,396                    | \$390,489                  | \$336,132                  | \$337,392                  |
| <b>Gross Income per SqFt</b>              | \$10.92                     | \$10.97                    | \$10.92                    | \$9.78                     |
| <b>Estimated Expense</b>                  | \$26,865                    | \$183,686                  | \$118,116                  | \$189,960                  |
| <b>Expense SqFt</b>                       | \$3.84                      | \$5.16                     | \$3.84                     | \$5.51                     |
| <b>Net Operating Income</b>               | \$49,531                    | \$206,803                  | \$218,016                  | \$147,432                  |
| <b>Full Market Value</b>                  | \$182,000                   | \$1,239,000                | \$1,303,000                | \$748,000                  |
| <b>Market Value per SqFt</b>              | \$26.01                     | \$34.82                    | \$42.33                    | \$21.68                    |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.25                       | 0.18                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02465-7501                | 3-03049-0029               | 3-01768-0024               | 3-02413-0031               |
| <b>Condominium Section</b>                | 1561-R1                     |                            |                            |                            |
| <b>Address</b>                            | 442 SOUTH 5 STREET          | 48 MESEROLE STREET         | 616 WILLOUGHBY AVENUE      | 385 SOUTH 2 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-EAST          | BEDFORD STUYVESANT         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 18                         | 13                         | 22                         |
| <b>Year Built</b>                         | 2004                        | 1931                       | 2005                       | 1915                       |
| <b>Gross SqFt</b>                         | 11,756                      | 25,777                     | 9,072                      | 20,295                     |
| <b>Estimated Gross Income</b>             | \$226,538                   | \$559,746                  | \$148,191                  | \$391,146                  |
| <b>Gross Income per SqFt</b>              | \$19.27                     | \$21.71                    | \$16.33                    | \$19.27                    |
| <b>Estimated Expense</b>                  | \$115,561                   | \$195,835                  | \$31,854                   | \$199,549                  |
| <b>Expense SqFt</b>                       | \$9.83                      | \$7.60                     | \$3.51                     | \$9.83                     |
| <b>Net Operating Income</b>               | \$110,977                   | \$363,911                  | \$116,337                  | \$191,597                  |
| <b>Full Market Value</b>                  | \$795,000                   | \$2,145,000                | \$800,000                  | \$942,000                  |
| <b>Market Value per SqFt</b>              | \$67.63                     | \$83.21                    | \$88.18                    | \$46.42                    |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.91                       | 0.25                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02469-7501                | 3-02304-0015               | 3-02409-0009               |                            |
| <b>Condominium Section</b>                | 1544-R1                     |                            |                            |                            |
| <b>Address</b>                            | 24 DUNHAM PLACE             | 144 NORTH 10 STREET        | 262 SOUTH 1 STREET         |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-SOUTH          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                |                            |
| <b>Total Units</b>                        | 14                          | 23                         | 24                         |                            |
| <b>Year Built</b>                         | 2005                        | 2006                       | 1915                       |                            |
| <b>Gross SqFt</b>                         | 13,881                      | 36,760                     | 15,836                     |                            |
| <b>Estimated Gross Income</b>             | \$306,909                   | \$839,015                  | \$338,694                  |                            |
| <b>Gross Income per SqFt</b>              | \$22.11                     | \$22.82                    | \$21.39                    |                            |
| <b>Estimated Expense</b>                  | \$137,977                   | \$295,568                  | \$187,557                  |                            |
| <b>Expense SqFt</b>                       | \$9.94                      | \$8.04                     | \$11.84                    |                            |
| <b>Net Operating Income</b>               | \$168,932                   | \$543,447                  | \$151,137                  |                            |
| <b>Full Market Value</b>                  | \$1,243,998                 | \$4,025,000                | \$1,106,000                |                            |
| <b>Market Value per SqFt</b>              | \$89.62                     | \$109.49                   | \$69.84                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.78                       | 0.54                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02511-7501                | 3-02495-0042               | 3-02531-0027               | 3-02532-0066               |
| <b>Condominium Section</b>                | 1345-R1                     |                            |                            |                            |
| <b>Address</b>                            | 61 GREEN STREET             | 1085 MANHATTAN AVENUE      | 163 FRANKLIN STREET        | 93 INDIA STREET            |
| <b>Neighborhood</b>                       | GREENPOINT                  | GREENPOINT                 | GREENPOINT                 | GREENPOINT                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 12                         | 15                         | 20                         |
| <b>Year Built</b>                         | 2005                        | 1931                       | 1931                       | 1926                       |
| <b>Gross SqFt</b>                         | 27,666                      | 13,250                     | 10,500                     | 17,600                     |
| <b>Estimated Gross Income</b>             | \$533,124                   | \$255,382                  | \$213,289                  | \$258,009                  |
| <b>Gross Income per SqFt</b>              | \$19.27                     | \$19.27                    | \$20.31                    | \$14.66                    |
| <b>Estimated Expense</b>                  | \$203,345                   | \$97,338                   | \$50,636                   | \$107,682                  |
| <b>Expense SqFt</b>                       | \$7.35                      | \$7.35                     | \$4.82                     | \$6.12                     |
| <b>Net Operating Income</b>               | \$329,779                   | \$158,044                  | \$162,653                  | \$150,327                  |
| <b>Full Market Value</b>                  | \$2,364,002                 | \$608,000                  | \$1,178,000                | \$1,001,000                |
| <b>Market Value per SqFt</b>              | \$85.45                     | \$45.89                    | \$112.19                   | \$56.88                    |
| <b>Distance from Condominium in miles</b> |                             | 0.17                       | 0.10                       | 0.17                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02521-7501                | 3-02531-0027               | 3-02495-0042               | 3-02532-0066               |
| <b>Condominium Section</b>                | 1144-R1                     |                            |                            |                            |
| <b>Address</b>                            | 82 ,84,86,88 GREEN STREET   | 163 FRANKLIN STREET        | 1085 MANHATTAN AVENUE      | 93 INDIA STREET            |
| <b>Neighborhood</b>                       | GREENPOINT                  | GREENPOINT                 | GREENPOINT                 | GREENPOINT                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 15                         | 12                         | 20                         |
| <b>Year Built</b>                         | 2001                        | 1931                       | 1931                       | 1926                       |
| <b>Gross SqFt</b>                         | 19,238                      | 10,500                     | 13,250                     | 17,600                     |
| <b>Estimated Gross Income</b>             | \$370,716                   | \$213,289                  | \$255,382                  | \$258,009                  |
| <b>Gross Income per SqFt</b>              | \$19.27                     | \$20.31                    | \$19.27                    | \$14.66                    |
| <b>Estimated Expense</b>                  | \$141,399                   | \$50,636                   | \$97,338                   | \$107,682                  |
| <b>Expense SqFt</b>                       | \$7.35                      | \$4.82                     | \$7.35                     | \$6.12                     |
| <b>Net Operating Income</b>               | \$229,317                   | \$162,653                  | \$158,044                  | \$150,327                  |
| <b>Full Market Value</b>                  | \$1,643,997                 | \$1,178,000                | \$608,000                  | \$1,001,000                |
| <b>Market Value per SqFt</b>              | \$85.46                     | \$112.19                   | \$45.89                    | \$56.88                    |
| <b>Distance from Condominium in miles</b> |                             | 0.05                       | 0.20                       | 0.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02522-7501                | 3-02505-0025               | 3-02512-0060               | 3-02304-0015               |
| <b>Condominium Section</b>                | 2247-R1                     |                            |                            |                            |
| <b>Address</b>                            | 143 HURON STREET            | 182 EAGLE STREET           | 127 GREEN STREET           | 144 NORTH 10 STREET        |
| <b>Neighborhood</b>                       | GREENPOINT                  | GREENPOINT                 | GREENPOINT                 | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 30                          | 25                         | 40                         | 23                         |
| <b>Year Built</b>                         | 2007                        | 2004                       | 1931                       | 2006                       |
| <b>Gross SqFt</b>                         | 25,240                      | 22,455                     | 37,776                     | 36,760                     |
| <b>Estimated Gross Income</b>             | \$554,775                   | \$441,427                  | \$830,401                  | \$839,015                  |
| <b>Gross Income per SqFt</b>              | \$21.98                     | \$19.66                    | \$21.98                    | \$22.82                    |
| <b>Estimated Expense</b>                  | \$227,412                   | \$203,056                  | \$340,464                  | \$295,568                  |
| <b>Expense SqFt</b>                       | \$9.01                      | \$9.04                     | \$9.01                     | \$8.04                     |
| <b>Net Operating Income</b>               | \$327,363                   | \$238,371                  | \$489,937                  | \$543,447                  |
| <b>Full Market Value</b>                  | \$2,408,004                 | \$1,715,000                | \$3,605,000                | \$4,025,000                |
| <b>Market Value per SqFt</b>              | \$95.40                     | \$76.37                    | \$95.43                    | \$109.49                   |
| <b>Distance from Condominium in miles</b> |                             | 0.18                       | 0.05                       | 0.94                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02523-7502         | 3-00171-0049         | 3-01514-0018        |                     |
| Condominium Section                | 2727-R1              |                      |                     |                     |
| Address                            | 205 HURON STREET     | 337 STATE STREET     | 354 CHAUNCEY STREET |                     |
| Neighborhood                       | GREENPOINT           | DOWNTOWN-FULTON MALL | OCEAN HILL          |                     |
| Building Classification            | R2-CONDOMINIUM       | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 24                   | 60                   | 16                  |                     |
| Year Built                         | 2007                 | 1930                 | 1906                |                     |
| Gross SqFt                         | 14,487               | 39,770               | 7,280               |                     |
| Estimated Gross Income             | \$307,559            | \$917,632            | \$165,306           |                     |
| Gross Income per SqFt              | \$21.23              | \$23.07              | \$22.71             |                     |
| Estimated Expense                  | \$141,393            | \$348,953            | \$83,162            |                     |
| Expense SqFt                       | \$9.76               | \$8.77               | \$11.42             |                     |
| Net Operating Income               | \$166,166            | \$568,679            | \$82,144            |                     |
| Full Market Value                  | \$1,215,001          | \$4,221,000          | \$605,000           |                     |
| Market Value per SqFt              | \$83.87              | \$106.14             | \$83.10             |                     |
| Distance from Condominium in miles |                      | 3.54                 | 4.05                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02523-7503         | 3-00171-0049         | 3-01514-0018        |                     |
| Condominium Section                | 2934-R1              |                      |                     |                     |
| Address                            | 214 GREEN STREET     | 337 STATE STREET     | 354 CHAUNCEY STREET |                     |
| Neighborhood                       | GREENPOINT           | DOWNTOWN-FULTON MALL | OCEAN HILL          |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 10                   | 60                   | 16                  |                     |
| Year Built                         | 2008                 | 1930                 | 1906                |                     |
| Gross SqFt                         | 13,046               | 39,770               | 7,280               |                     |
| Estimated Gross Income             | \$276,967            | \$917,632            | \$165,306           |                     |
| Gross Income per SqFt              | \$21.23              | \$23.07              | \$22.71             |                     |
| Estimated Expense                  | \$127,329            | \$348,953            | \$83,162            |                     |
| Expense SqFt                       | \$9.76               | \$8.77               | \$11.42             |                     |
| Net Operating Income               | \$149,638            | \$568,679            | \$82,144            |                     |
| Full Market Value                  | \$1,093,999          | \$4,221,000          | \$605,000           |                     |
| Market Value per SqFt              | \$83.86              | \$106.14             | \$83.10             |                     |
| Distance from Condominium in miles |                      | 3.54                 | 4.05                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02549-7501                | 3-02421-0035               | 3-02304-0015               | 3-02368-0029               |
| <b>Condominium Section</b>                | 2851-R1                     |                            |                            |                            |
| <b>Address</b>                            | 114 WEST STREET             | 247 SOUTH 3 STREET         | 144 NORTH 10 STREET        | 94 HAVEMEYER STREET        |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-NORTH         | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 28                          | 29                         | 23                         | 29                         |
| <b>Year Built</b>                         | 1911                        | 1915                       | 2006                       | 1916                       |
| <b>Gross SqFt</b>                         | 95,450                      | 21,744                     | 36,760                     | 21,380                     |
| <b>Estimated Gross Income</b>             | \$2,178,169                 | \$515,338                  | \$839,015                  | \$473,698                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$23.70                    | \$22.82                    | \$22.16                    |
| <b>Estimated Expense</b>                  | \$767,418                   | \$237,274                  | \$295,568                  | \$132,820                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$10.91                    | \$8.04                     | \$6.21                     |
| <b>Net Operating Income</b>               | \$1,410,751                 | \$278,064                  | \$543,447                  | \$340,878                  |
| <b>Full Market Value</b>                  | \$15,135,992                | \$1,165,000                | \$4,025,000                | \$2,512,000                |
| <b>Market Value per SqFt</b>              | \$158.58                    | \$53.58                    | \$109.49                   | \$117.49                   |
| <b>Distance from Condominium in miles</b> |                             | 1.37                       | 0.78                       | 1.17                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02550-7501                | 3-02505-0025               | 3-02512-0060               | 3-02132-0016               |
| <b>Condominium Section</b>                | 2292-R1                     |                            |                            |                            |
| <b>Address</b>                            | 150 JAVA STREET             | 182 EAGLE STREET           | 127 GREEN STREET           | 158 BROADWAY               |
| <b>Neighborhood</b>                       | GREENPOINT                  | GREENPOINT                 | GREENPOINT                 | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 25                         | 40                         | 13                         |
| <b>Year Built</b>                         | 2007                        | 2004                       | 1931                       | 2002                       |
| <b>Gross SqFt</b>                         | 7,940                       | 22,455                     | 37,776                     | 24,949                     |
| <b>Estimated Gross Income</b>             | \$156,100                   | \$441,427                  | \$830,401                  | \$384,022                  |
| <b>Gross Income per SqFt</b>              | \$19.66                     | \$19.66                    | \$21.98                    | \$15.39                    |
| <b>Estimated Expense</b>                  | \$71,778                    | \$203,056                  | \$340,464                  | \$85,451                   |
| <b>Expense SqFt</b>                       | \$9.04                      | \$9.04                     | \$9.01                     | \$3.43                     |
| <b>Net Operating Income</b>               | \$84,322                    | \$238,371                  | \$489,937                  | \$298,571                  |
| <b>Full Market Value</b>                  | \$606,999                   | \$1,715,000                | \$3,605,000                | \$2,018,000                |
| <b>Market Value per SqFt</b>              | \$76.45                     | \$76.37                    | \$95.43                    | \$80.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.20                       | 1.51                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3   |
|------------------------------------|-----------------------|----------------------|-----------------------|-----------------------|
| Boro-Block-Lot                     | 3-02563-7501          | 3-02562-0019         | 3-02558-0064          | 3-02558-0062          |
| Condominium Section                | 2231-R1               |                      |                       |                       |
| Address                            | 118 GREENPOINT AVENUE | 74 GREENPOINT AVENUE | 109 GREENPOINT AVENUE | 113 GREENPOINT AVENUE |
| Neighborhood                       | GREENPOINT            | GREENPOINT           | GREENPOINT            | GREENPOINT            |
| Building Classification            | R2-CONDOMINIUM        | C5-WALK-UP           | C1-WALK-UP            | C1-WALK-UP            |
| Total Units                        | 15                    | 13                   | 16                    | 16                    |
| Year Built                         | 1931                  | 1931                 | 1930                  | 1930                  |
| Gross SqFt                         | 14,110                | 9,600                | 13,000                | 12,560                |
| Estimated Gross Income             | \$364,885             | \$253,050            | \$306,166             | \$324,831             |
| Gross Income per SqFt              | \$25.86               | \$26.36              | \$23.55               | \$25.86               |
| Estimated Expense                  | \$93,408              | \$93,629             | \$111,120             | \$83,205              |
| Expense SqFt                       | \$6.62                | \$9.75               | \$8.55                | \$6.62                |
| Net Operating Income               | \$271,477             | \$159,421            | \$195,046             | \$241,626             |
| Full Market Value                  | \$1,950,002           | \$750,000            | \$1,288,000           | \$1,824,000           |
| Market Value per SqFt              | \$138.20              | \$78.13              | \$99.08               | \$145.22              |
| Distance from Condominium in miles |                       | 0.14                 | 0.05                  | 0.05                  |

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02563-7502          | 3-00171-0049         | 3-01514-0018        |                     |
| Condominium Section                | 3048-R1               |                      |                     |                     |
| Address                            | 112 GREENPOINT AVENUE | 337 STATE STREET     | 354 CHAUNCEY STREET |                     |
| Neighborhood                       | GREENPOINT            | DOWNTOWN-FULTON MALL | OCEAN HILL          |                     |
| Building Classification            | R4-CONDOMINIUM        | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 10                    | 60                   | 16                  |                     |
| Year Built                         | 2009                  | 1930                 | 1906                |                     |
| Gross SqFt                         | 6,650                 | 39,770               | 7,280               |                     |
| Estimated Gross Income             | \$141,180             | \$917,632            | \$165,306           |                     |
| Gross Income per SqFt              | \$21.23               | \$23.07              | \$22.71             |                     |
| Estimated Expense                  | \$64,904              | \$348,953            | \$83,162            |                     |
| Expense SqFt                       | \$9.76                | \$8.77               | \$11.42             |                     |
| Net Operating Income               | \$76,276              | \$568,679            | \$82,144            |                     |
| Full Market Value                  | \$557,997             | \$4,221,000          | \$605,000           |                     |
| Market Value per SqFt              | \$83.91               | \$106.14             | \$83.10             |                     |
| Distance from Condominium in miles |                       | 3.25                 | 3.88                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02618-7501                | 3-02558-0064               | 3-02558-0062               | 3-02558-0066               |
| <b>Condominium Section</b>                | 0379-R1                     |                            |                            |                            |
| <b>Address</b>                            | 86 MESEROLE AVENUE          | 109 GREENPOINT AVENUE      | 113 GREENPOINT AVENUE      | 107 GREENPOINT AVENUE      |
| <b>Neighborhood</b>                       | GREENPOINT                  | GREENPOINT                 | GREENPOINT                 | GREENPOINT                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 16                         | 16                         | 20                         |
| <b>Year Built</b>                         | 1910                        | 1930                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 13,686                      | 13,000                     | 12,560                     | 13,000                     |
| <b>Estimated Gross Income</b>             | \$353,920                   | \$306,166                  | \$324,831                  | \$353,438                  |
| <b>Gross Income per SqFt</b>              | \$25.86                     | \$23.55                    | \$25.86                    | \$27.19                    |
| <b>Estimated Expense</b>                  | \$90,601                    | \$111,120                  | \$83,205                   | \$117,885                  |
| <b>Expense SqFt</b>                       | \$6.62                      | \$8.55                     | \$6.62                     | \$9.07                     |
| <b>Net Operating Income</b>               | \$263,319                   | \$195,046                  | \$241,626                  | \$235,553                  |
| <b>Full Market Value</b>                  | \$1,452,003                 | \$1,288,000                | \$1,824,000                | \$1,778,000                |
| <b>Market Value per SqFt</b>              | \$106.09                    | \$99.08                    | \$145.22                   | \$136.77                   |
| <b>Distance from Condominium in miles</b> |                             | 0.34                       | 0.34                       | 0.34                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02688-7502                | 3-02505-0025               | 3-02749-0011               | 3-02304-0015               |
| <b>Condominium Section</b>                | 2805-R1                     |                            |                            |                            |
| <b>Address</b>                            | 269 KINGSLAND AVENUE        | 182 EAGLE STREET           | 140 JACKSON STREET         | 144 NORTH 10 STREET        |
| <b>Neighborhood</b>                       | GREENPOINT                  | GREENPOINT                 | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 25                         | 17                         | 23                         |
| <b>Year Built</b>                         | 2007                        | 2004                       | 1910                       | 2006                       |
| <b>Gross SqFt</b>                         | 15,806                      | 22,455                     | 29,109                     | 36,760                     |
| <b>Estimated Gross Income</b>             | \$310,746                   | \$441,427                  | \$366,517                  | \$839,015                  |
| <b>Gross Income per SqFt</b>              | \$19.66                     | \$19.66                    | \$12.59                    | \$22.82                    |
| <b>Estimated Expense</b>                  | \$142,886                   | \$203,056                  | \$179,593                  | \$295,568                  |
| <b>Expense SqFt</b>                       | \$9.04                      | \$9.04                     | \$6.17                     | \$8.04                     |
| <b>Net Operating Income</b>               | \$167,860                   | \$238,371                  | \$186,924                  | \$543,447                  |
| <b>Full Market Value</b>                  | \$1,207,998                 | \$1,715,000                | \$656,000                  | \$4,025,000                |
| <b>Market Value per SqFt</b>              | \$76.43                     | \$76.37                    | \$22.54                    | \$109.49                   |
| <b>Distance from Condominium in miles</b> |                             | 0.95                       | 0.60                       | 0.85                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02697-7501                | 3-02304-0015               | 3-02749-0011               | 3-02505-0025               |
| <b>Condominium Section</b>                | 1652-R1                     |                            |                            |                            |
| <b>Address</b>                            | 297 DRIGGS AVENUE           | 144 NORTH 10 STREET        | 140 JACKSON STREET         | 182 EAGLE STREET           |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-NORTH         | WILLIAMSBURG-EAST          | GREENPOINT                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 23                         | 17                         | 25                         |
| <b>Year Built</b>                         | 2007                        | 2006                       | 1910                       | 2004                       |
| <b>Gross SqFt</b>                         | 9,084                       | 36,760                     | 29,109                     | 22,455                     |
| <b>Estimated Gross Income</b>             | \$178,591                   | \$839,015                  | \$366,517                  | \$441,427                  |
| <b>Gross Income per SqFt</b>              | \$19.66                     | \$22.82                    | \$12.59                    | \$19.66                    |
| <b>Estimated Expense</b>                  | \$82,119                    | \$295,568                  | \$179,593                  | \$203,056                  |
| <b>Expense SqFt</b>                       | \$9.04                      | \$8.04                     | \$6.17                     | \$9.04                     |
| <b>Net Operating Income</b>               | \$96,472                    | \$543,447                  | \$186,924                  | \$238,371                  |
| <b>Full Market Value</b>                  | \$694,000                   | \$4,025,000                | \$656,000                  | \$1,715,000                |
| <b>Market Value per SqFt</b>              | \$76.40                     | \$109.49                   | \$22.54                    | \$76.37                    |
| <b>Distance from Condominium in miles</b> |                             | 0.43                       | 0.45                       | 0.92                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02697-7502                | 3-02304-0015               | 3-02749-0011               | 3-02505-0025               |
| <b>Condominium Section</b>                | 2168-R1                     |                            |                            |                            |
| <b>Address</b>                            | 285 DRIGGS AVENUE           | 144 NORTH 10 STREET        | 140 JACKSON STREET         | 182 EAGLE STREET           |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-NORTH         | WILLIAMSBURG-EAST          | GREENPOINT                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 23                         | 17                         | 25                         |
| <b>Year Built</b>                         | 2004                        | 2006                       | 1910                       | 2004                       |
| <b>Gross SqFt</b>                         | 12,806                      | 36,760                     | 29,109                     | 22,455                     |
| <b>Estimated Gross Income</b>             | \$251,766                   | \$839,015                  | \$366,517                  | \$441,427                  |
| <b>Gross Income per SqFt</b>              | \$19.66                     | \$22.82                    | \$12.59                    | \$19.66                    |
| <b>Estimated Expense</b>                  | \$115,766                   | \$295,568                  | \$179,593                  | \$203,056                  |
| <b>Expense SqFt</b>                       | \$9.04                      | \$8.04                     | \$6.17                     | \$9.04                     |
| <b>Net Operating Income</b>               | \$136,000                   | \$543,447                  | \$186,924                  | \$238,371                  |
| <b>Full Market Value</b>                  | \$978,999                   | \$4,025,000                | \$656,000                  | \$1,715,000                |
| <b>Market Value per SqFt</b>              | \$76.45                     | \$109.49                   | \$22.54                    | \$76.37                    |
| <b>Distance from Condominium in miles</b> |                             | 0.43                       | 0.45                       | 0.92                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02697-7503                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 2962-R1                     |                            |                            |                            |
| <b>Address</b>                            | 524 MANHATTAN AVENUE        | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | GREENPOINT                  | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 14                          | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 2008                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 18,194                      | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$386,259                   | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$177,573                   | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$208,686                   | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$1,525,999                 | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$83.87                     | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 3.00                       | 3.25                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02698-7501                | 3-02785-0037               | 3-02322-0023               | 3-03070-0010               |
| <b>Condominium Section</b>                | 1455-R1                     |                            |                            |                            |
| <b>Address</b>                            | 49 ENGERT AVENUE            | 47 MAUJER STREET           | 28 HAVEMEYER STREET        | 140 JOHNSON AVENUE         |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 24                          | 14                         | 33                         | 24                         |
| <b>Year Built</b>                         | 2005                        | 2006                       | 1910                       | 1999                       |
| <b>Gross SqFt</b>                         | 30,886                      | 13,810                     | 32,625                     | 26,219                     |
| <b>Estimated Gross Income</b>             | \$532,475                   | \$371,716                  | \$579,808                  | \$219,575                  |
| <b>Gross Income per SqFt</b>              | \$17.24                     | \$26.92                    | \$17.77                    | \$8.37                     |
| <b>Estimated Expense</b>                  | \$144,546                   | \$126,383                  | \$237,721                  | \$107,671                  |
| <b>Expense SqFt</b>                       | \$4.68                      | \$9.15                     | \$7.29                     | \$4.11                     |
| <b>Net Operating Income</b>               | \$387,929                   | \$245,333                  | \$342,087                  | \$111,904                  |
| <b>Full Market Value</b>                  | \$2,705,996                 | \$1,852,000                | \$2,405,000                | \$647,000                  |
| <b>Market Value per SqFt</b>              | \$87.61                     | \$134.11                   | \$73.72                    | \$24.68                    |
| <b>Distance from Condominium in miles</b> |                             | 0.79                       | 0.50                       | 1.12                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2     | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|-------------------------|---------------------|
| Boro-Block-Lot                     | 3-02700-7501         | 3-02304-0015        | 3-02917-0007            | 3-02439-0001        |
| Condominium Section                | 2833-R1              |                     |                         |                     |
| Address                            | 21 BROOME STREET     | 144 NORTH 10 STREET | 924 METROPOLITAN AVENUE | 366 HEWES STREET    |
| Neighborhood                       | GREENPOINT           | WILLIAMSBURG-NORTH  | WILLIAMSBURG-EAST       | WILLIAMSBURG-SOUTH  |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR             | D1-ELEVATOR         |
| Total Units                        | 36                   | 23                  | 32                      | 52                  |
| Year Built                         | 2007                 | 2006                | 2007                    | 1993                |
| Gross SqFt                         | 62,684               | 36,760              | 25,085                  | 46,320              |
| Estimated Gross Income             | \$1,430,449          | \$839,015           | \$576,162               | \$433,177           |
| Gross Income per SqFt              | \$22.82              | \$22.82             | \$22.97                 | \$9.35              |
| Estimated Expense                  | \$503,979            | \$295,568           | \$236,887               | \$240,222           |
| Expense SqFt                       | \$8.04               | \$8.04              | \$9.44                  | \$5.19              |
| Net Operating Income               | \$926,470            | \$543,447           | \$339,275               | \$192,955           |
| Full Market Value                  | \$618,006            | \$4,025,000         | \$2,516,000             | \$1,096,000         |
| Market Value per SqFt              | \$9.86               | \$109.49            | \$100.30                | \$23.66             |
| Distance from Condominium in miles |                      | 0.61                | 0.71                    | 1.05                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02703-7501         | 3-02658-0026        | 3-03070-0010        |                     |
| Condominium Section                | 1205-R1              |                     |                     |                     |
| Address                            | 169 ENGERT AVENUE    | 101 SUTTON STREET   | 140 JOHNSON AVENUE  |                     |
| Neighborhood                       | GREENPOINT           | GREENPOINT          | WILLIAMSBURG-EAST   |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 26                   | 31                  | 24                  |                     |
| Year Built                         | 2004                 | 1931                | 1999                |                     |
| Gross SqFt                         | 23,450               | 57,927              | 26,219              |                     |
| Estimated Gross Income             | \$317,044            | \$1,081,284         | \$219,575           |                     |
| Gross Income per SqFt              | \$13.52              | \$18.67             | \$8.37              |                     |
| Estimated Expense                  | \$127,099            | \$389,262           | \$107,671           |                     |
| Expense SqFt                       | \$5.42               | \$6.72              | \$4.11              |                     |
| Net Operating Income               | \$189,945            | \$692,022           | \$111,904           |                     |
| Full Market Value                  | \$1,231,999          | \$4,018,000         | \$647,000           |                     |
| Market Value per SqFt              | \$52.54              | \$69.36             | \$24.68             |                     |
| Distance from Condominium in miles |                      | 0.32                | 1.13                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02713-7501                | 3-02304-0015               | 3-02749-0011               | 3-02505-0025               |
| <b>Condominium Section</b>                | 2104-R1                     |                            |                            |                            |
| <b>Address</b>                            | 76 ENGERT AVENUE            | 144 NORTH 10 STREET        | 140 JACKSON STREET         | 182 EAGLE STREET           |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-NORTH         | WILLIAMSBURG-EAST          | GREENPOINT                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 23                         | 17                         | 25                         |
| <b>Year Built</b>                         | 2005                        | 2006                       | 1910                       | 2004                       |
| <b>Gross SqFt</b>                         | 19,916                      | 36,760                     | 29,109                     | 22,455                     |
| <b>Estimated Gross Income</b>             | \$391,549                   | \$839,015                  | \$366,517                  | \$441,427                  |
| <b>Gross Income per SqFt</b>              | \$19.66                     | \$22.82                    | \$12.59                    | \$19.66                    |
| <b>Estimated Expense</b>                  | \$180,041                   | \$295,568                  | \$179,593                  | \$203,056                  |
| <b>Expense SqFt</b>                       | \$9.04                      | \$8.04                     | \$6.17                     | \$9.04                     |
| <b>Net Operating Income</b>               | \$211,508                   | \$543,447                  | \$186,924                  | \$238,371                  |
| <b>Full Market Value</b>                  | \$1,522,000                 | \$4,025,000                | \$656,000                  | \$1,715,000                |
| <b>Market Value per SqFt</b>              | \$76.42                     | \$109.49                   | \$22.54                    | \$76.37                    |
| <b>Distance from Condominium in miles</b> |                             | 0.46                       | 0.36                       | 1.00                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02713-7502                | 3-02304-0015               | 3-02749-0011               | 3-02505-0025               |
| <b>Condominium Section</b>                | 2103-R1                     |                            |                            |                            |
| <b>Address</b>                            | 84 ENGERT AVENUE            | 144 NORTH 10 STREET        | 140 JACKSON STREET         | 182 EAGLE STREET           |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-NORTH         | WILLIAMSBURG-EAST          | GREENPOINT                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 23                         | 17                         | 25                         |
| <b>Year Built</b>                         | 2005                        | 2006                       | 1910                       | 2004                       |
| <b>Gross SqFt</b>                         | 19,916                      | 36,760                     | 29,109                     | 22,455                     |
| <b>Estimated Gross Income</b>             | \$391,549                   | \$839,015                  | \$366,517                  | \$441,427                  |
| <b>Gross Income per SqFt</b>              | \$19.66                     | \$22.82                    | \$12.59                    | \$19.66                    |
| <b>Estimated Expense</b>                  | \$180,041                   | \$295,568                  | \$179,593                  | \$203,056                  |
| <b>Expense SqFt</b>                       | \$9.04                      | \$8.04                     | \$6.17                     | \$9.04                     |
| <b>Net Operating Income</b>               | \$211,508                   | \$543,447                  | \$186,924                  | \$238,371                  |
| <b>Full Market Value</b>                  | \$1,522,002                 | \$4,025,000                | \$656,000                  | \$1,715,000                |
| <b>Market Value per SqFt</b>              | \$76.42                     | \$109.49                   | \$22.54                    | \$76.37                    |
| <b>Distance from Condominium in miles</b> |                             | 0.46                       | 0.36                       | 1.00                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02714-7501         | 3-02304-0015        | 3-02505-0025        |                     |
| Condominium Section                | 2130-R1              |                     |                     |                     |
| Address                            | 34 ECKFORD STREET    | 144 NORTH 10 STREET | 182 EAGLE STREET    |                     |
| Neighborhood                       | GREENPOINT           | WILLIAMSBURG-NORTH  | GREENPOINT          |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 24                   | 23                  | 25                  |                     |
| Year Built                         | 2005                 | 2006                | 2004                |                     |
| Gross SqFt                         | 24,221               | 36,760              | 22,455              |                     |
| Estimated Gross Income             | \$514,454            | \$839,015           | \$441,427           |                     |
| Gross Income per SqFt              | \$21.24              | \$22.82             | \$19.66             |                     |
| Estimated Expense                  | \$206,847            | \$295,568           | \$203,056           |                     |
| Expense SqFt                       | \$8.54               | \$8.04              | \$9.04              |                     |
| Net Operating Income               | \$307,607            | \$543,447           | \$238,371           |                     |
| Full Market Value                  | \$2,249,998          | \$4,025,000         | \$1,715,000         |                     |
| Market Value per SqFt              | \$92.89              | \$109.49            | \$76.37             |                     |
| Distance from Condominium in miles |                      | 0.51                | 1.03                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1     | COMPARABLE RENTAL 2     | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-------------------------|-------------------------|---------------------|
| Boro-Block-Lot                     | 3-02714-7502         | 3-02917-0007            | 3-02764-0008            |                     |
| Condominium Section                | 2622-R1              |                         |                         |                     |
| Address                            | 100 ENGERT AVENUE    | 924 METROPOLITAN AVENUE | 692 METROPOLITAN AVENUE |                     |
| Neighborhood                       | GREENPOINT           | WILLIAMSBURG-EAST       | WILLIAMSBURG-EAST       |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR             | D5-ELEVATOR             |                     |
| Total Units                        | 31                   | 32                      | 35                      |                     |
| Year Built                         | 2009                 | 2007                    | 1930                    |                     |
| Gross SqFt                         | 29,813               | 25,085                  | 37,500                  |                     |
| Estimated Gross Income             | \$737,275            | \$576,162               | \$992,849               |                     |
| Gross Income per SqFt              | \$24.73              | \$22.97                 | \$26.48                 |                     |
| Estimated Expense                  | \$302,304            | \$236,887               | \$405,997               |                     |
| Expense SqFt                       | \$10.14              | \$9.44                  | \$10.83                 |                     |
| Net Operating Income               | \$434,971            | \$339,275               | \$586,852               |                     |
| Full Market Value                  | \$3,264,000          | \$2,516,000             | \$4,431,000             |                     |
| Market Value per SqFt              | \$109.48             | \$100.30                | \$118.16                |                     |
| Distance from Condominium in miles |                      | 0.66                    | 0.48                    |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3     |
|------------------------------------|----------------------|---------------------|---------------------|-------------------------|
| Boro-Block-Lot                     | 3-02719-7501         | 3-02304-0015        | 3-02749-0011        | 3-02917-0007            |
| Condominium Section                | 2078-R1              |                     |                     |                         |
| Address                            | 450 MANHATTAN AVENUE | 144 NORTH 10 STREET | 140 JACKSON STREET  | 924 METROPOLITAN AVENUE |
| Neighborhood                       | GREENPOINT           | WILLIAMSBURG-NORTH  | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST       |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR             |
| Total Units                        | 24                   | 23                  | 17                  | 32                      |
| Year Built                         | 2006                 | 2006                | 1910                | 2007                    |
| Gross SqFt                         | 29,021               | 36,760              | 29,109              | 25,085                  |
| Estimated Gross Income             | \$662,259            | \$839,015           | \$366,517           | \$576,162               |
| Gross Income per SqFt              | \$22.82              | \$22.82             | \$12.59             | \$22.97                 |
| Estimated Expense                  | \$233,329            | \$295,568           | \$179,593           | \$236,887               |
| Expense SqFt                       | \$8.04               | \$8.04              | \$6.17              | \$9.44                  |
| Net Operating Income               | \$428,930            | \$543,447           | \$186,924           | \$339,275               |
| Full Market Value                  | \$3,176,999          | \$4,025,000         | \$656,000           | \$2,516,000             |
| Market Value per SqFt              | \$109.47             | \$109.49            | \$22.54             | \$100.30                |
| Distance from Condominium in miles |                      | 0.53                | 0.28                | 0.62                    |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02719-7503         | 3-02749-0011        | 3-02304-0015        |                     |
| Condominium Section                | 2162-R1              |                     |                     |                     |
| Address                            | 128 NEWTON STREET    | 140 JACKSON STREET  | 144 NORTH 10 STREET |                     |
| Neighborhood                       | GREENPOINT           | WILLIAMSBURG-EAST   | WILLIAMSBURG-NORTH  |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 15                   | 17                  | 23                  |                     |
| Year Built                         | 2006                 | 1910                | 2006                |                     |
| Gross SqFt                         | 16,680               | 29,109              | 36,760              |                     |
| Estimated Gross Income             | \$295,403            | \$366,517           | \$839,015           |                     |
| Gross Income per SqFt              | \$17.71              | \$12.59             | \$22.82             |                     |
| Estimated Expense                  | \$98,412             | \$179,593           | \$295,568           |                     |
| Expense SqFt                       | \$5.90               | \$6.17              | \$8.04              |                     |
| Net Operating Income               | \$196,991            | \$186,924           | \$543,447           |                     |
| Full Market Value                  | \$1,384,002          | \$656,000           | \$4,025,000         |                     |
| Market Value per SqFt              | \$82.97              | \$22.54             | \$109.49            |                     |
| Distance from Condominium in miles |                      | 0.28                | 0.53                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02721-7501                | 3-02304-0015               | 3-02396-0021               |                            |
| <b>Condominium Section</b>                | 1549-R1                     |                            |                            |                            |
| <b>Address</b>                            | 610 UNION AVENUE            | 144 NORTH 10 STREET        | 289 SOUTH 1 STREET         |                            |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-NORTH         | WILLIAMSBURG-SOUTH         |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                |                            |
| <b>Total Units</b>                        | 22                          | 23                         | 24                         |                            |
| <b>Year Built</b>                         | 2004                        | 2006                       | 1909                       |                            |
| <b>Gross SqFt</b>                         | 18,146                      | 36,760                     | 19,080                     |                            |
| <b>Estimated Gross Income</b>             | \$365,098                   | \$839,015                  | \$332,354                  |                            |
| <b>Gross Income per SqFt</b>              | \$20.12                     | \$22.82                    | \$17.42                    |                            |
| <b>Estimated Expense</b>                  | \$152,063                   | \$295,568                  | \$166,148                  |                            |
| <b>Expense SqFt</b>                       | \$8.38                      | \$8.04                     | \$8.71                     |                            |
| <b>Net Operating Income</b>               | \$213,035                   | \$543,447                  | \$166,206                  |                            |
| <b>Full Market Value</b>                  | \$1,540,998                 | \$4,025,000                | \$1,066,000                |                            |
| <b>Market Value per SqFt</b>              | \$84.92                     | \$109.49                   | \$55.87                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.31                       | 0.51                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02721-7502                | 3-02304-0015               | 3-02764-0008               | 3-02917-0007               |
| <b>Condominium Section</b>                | 1757-R1                     |                            |                            |                            |
| <b>Address</b>                            | 30 BAYARD STREET            | 144 NORTH 10 STREET        | 692 METROPOLITAN AVENUE    | 924 METROPOLITAN AVENUE    |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-NORTH         | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D5-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 51                          | 23                         | 35                         | 32                         |
| <b>Year Built</b>                         | 2006                        | 2006                       | 1930                       | 2007                       |
| <b>Gross SqFt</b>                         | 46,869                      | 36,760                     | 37,500                     | 25,085                     |
| <b>Estimated Gross Income</b>             | \$1,076,581                 | \$839,015                  | \$992,849                  | \$576,162                  |
| <b>Gross Income per SqFt</b>              | \$22.97                     | \$22.82                    | \$26.48                    | \$22.97                    |
| <b>Estimated Expense</b>                  | \$442,443                   | \$295,568                  | \$405,997                  | \$236,887                  |
| <b>Expense SqFt</b>                       | \$9.44                      | \$8.04                     | \$10.83                    | \$9.44                     |
| <b>Net Operating Income</b>               | \$634,138                   | \$543,447                  | \$586,852                  | \$339,275                  |
| <b>Full Market Value</b>                  | \$4,702,998                 | \$4,025,000                | \$4,431,000                | \$2,516,000                |
| <b>Market Value per SqFt</b>              | \$100.34                    | \$109.49                   | \$118.16                   | \$100.30                   |
| <b>Distance from Condominium in miles</b> |                             | 0.31                       | 0.44                       | 0.75                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3     |
|------------------------------------|----------------------|---------------------|---------------------|-------------------------|
| Boro-Block-Lot                     | 3-02721-7503         | 3-02304-0015        | 3-01739-0006        | 3-02917-0007            |
| Condominium Section                | 1971-R1              |                     |                     |                         |
| Address                            | 20 BAYARD STREET     | 144 NORTH 10 STREET | 519 MARCY AVENUE    | 924 METROPOLITAN AVENUE |
| Neighborhood                       | GREENPOINT           | WILLIAMSBURG-NORTH  | BEDFORD STUYVESANT  | WILLIAMSBURG-EAST       |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR             |
| Total Units                        | 62                   | 23                  | 58                  | 32                      |
| Year Built                         | 2005                 | 2006                | 2005                | 2007                    |
| Gross SqFt                         | 82,265               | 36,760              | 46,133              | 25,085                  |
| Estimated Gross Income             | \$1,889,627          | \$839,015           | \$1,119,600         | \$576,162               |
| Gross Income per SqFt              | \$22.97              | \$22.82             | \$24.27             | \$22.97                 |
| Estimated Expense                  | \$776,582            | \$295,568           | \$258,829           | \$236,887               |
| Expense SqFt                       | \$9.44               | \$8.04              | \$5.61              | \$9.44                  |
| Net Operating Income               | \$1,113,045          | \$543,447           | \$860,771           | \$339,275               |
| Full Market Value                  | \$8,254,001          | \$4,025,000         | \$6,441,000         | \$2,516,000             |
| Market Value per SqFt              | \$100.33             | \$109.49            | \$139.62            | \$100.30                |
| Distance from Condominium in miles |                      | 0.31                | 1.47                | 0.75                    |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1     | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-------------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02721-7504         | 3-02764-0008            | 3-02749-0011        |                     |
| Condominium Section                | 2127-R1              |                         |                     |                     |
| Address                            | 50 BAYARD STREET     | 692 METROPOLITAN AVENUE | 140 JACKSON STREET  |                     |
| Neighborhood                       | GREENPOINT           | WILLIAMSBURG-EAST       | WILLIAMSBURG-EAST   |                     |
| Building Classification            | R4-CONDOMINIUM       | D5-ELEVATOR             | D1-ELEVATOR         |                     |
| Total Units                        | 48                   | 35                      | 17                  |                     |
| Year Built                         | 1900                 | 1930                    | 1910                |                     |
| Gross SqFt                         | 55,337               | 37,500                  | 29,109              |                     |
| Estimated Gross Income             | \$1,081,285          | \$992,849               | \$366,517           |                     |
| Gross Income per SqFt              | \$19.54              | \$26.48                 | \$12.59             |                     |
| Estimated Expense                  | \$403,960            | \$405,997               | \$179,593           |                     |
| Expense SqFt                       | \$7.30               | \$10.83                 | \$6.17              |                     |
| Net Operating Income               | \$677,325            | \$586,852               | \$186,924           |                     |
| Full Market Value                  | \$4,869,001          | \$4,431,000             | \$656,000           |                     |
| Market Value per SqFt              | \$87.99              | \$118.16                | \$22.54             |                     |
| Distance from Condominium in miles |                      | 0.44                    | 0.34                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02722-7501                | 3-02304-0015               | 3-02917-0007               | 3-02137-0014               |
| <b>Condominium Section</b>                | 2021-R1                     |                            |                            |                            |
| <b>Address</b>                            | 415 LEONARD STREET          | 144 NORTH 10 STREET        | 924 METROPOLITAN AVENUE    | 110 SOUTH 8 STREET         |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-NORTH         | WILLIAMSBURG-EAST          | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 54                          | 23                         | 32                         | 66                         |
| <b>Year Built</b>                         | 2006                        | 2006                       | 2007                       | 2007                       |
| <b>Gross SqFt</b>                         | 51,554                      | 36,760                     | 25,085                     | 63,866                     |
| <b>Estimated Gross Income</b>             | \$1,176,462                 | \$839,015                  | \$576,162                  | \$1,281,930                |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$22.82                    | \$22.97                    | \$20.07                    |
| <b>Estimated Expense</b>                  | \$414,494                   | \$295,568                  | \$236,887                  | \$435,856                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$8.04                     | \$9.44                     | \$6.82                     |
| <b>Net Operating Income</b>               | \$761,968                   | \$543,447                  | \$339,275                  | \$846,074                  |
| <b>Full Market Value</b>                  | \$5,644,006                 | \$4,025,000                | \$2,516,000                | \$6,116,000                |
| <b>Market Value per SqFt</b>              | \$109.48                    | \$109.49                   | \$100.30                   | \$95.76                    |
| <b>Distance from Condominium in miles</b> |                             | 0.40                       | 0.67                       | 1.04                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02740-7501                | 3-02749-0011               | 3-02917-0007               | 3-02304-0015               |
| <b>Condominium Section</b>                | 2010-R1                     |                            |                            |                            |
| <b>Address</b>                            | 447 HUMBOLDT STREET         | 140 JACKSON STREET         | 924 METROPOLITAN AVENUE    | 144 NORTH 10 STREET        |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 17                         | 32                         | 23                         |
| <b>Year Built</b>                         | 2005                        | 1910                       | 2007                       | 2006                       |
| <b>Gross SqFt</b>                         | 13,677                      | 29,109                     | 25,085                     | 36,760                     |
| <b>Estimated Gross Income</b>             | \$312,109                   | \$366,517                  | \$576,162                  | \$839,015                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$12.59                    | \$22.97                    | \$22.82                    |
| <b>Estimated Expense</b>                  | \$109,963                   | \$179,593                  | \$236,887                  | \$295,568                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$6.17                     | \$9.44                     | \$8.04                     |
| <b>Net Operating Income</b>               | \$202,146                   | \$186,924                  | \$339,275                  | \$543,447                  |
| <b>Full Market Value</b>                  | \$1,497,002                 | \$656,000                  | \$2,516,000                | \$4,025,000                |
| <b>Market Value per SqFt</b>              | \$109.45                    | \$22.54                    | \$100.30                   | \$109.49                   |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.40                       | 0.68                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02744-7501                | 3-02777-0001               | 3-02322-0006               | 3-02763-0014               |
| <b>Condominium Section</b>                | 2089-R1                     |                            |                            |                            |
| <b>Address</b>                            | 145 JACKSON STREET          | 294 GRAHAM AVENUE          | 65 ROEBLING STREET         | 656 METROPOLITAN AVENUE    |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C7-WALK-UP                 | C4-WALK-UP                 |
| <b>Total Units</b>                        | 32                          | 25                         | 27                         | 31                         |
| <b>Year Built</b>                         | 2006                        | 1900                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 32,770                      | 25,744                     | 32,000                     | 21,750                     |
| <b>Estimated Gross Income</b>             | \$560,367                   | \$440,266                  | \$661,102                  | \$279,142                  |
| <b>Gross Income per SqFt</b>              | \$17.10                     | \$17.10                    | \$20.66                    | \$12.83                    |
| <b>Estimated Expense</b>                  | \$131,408                   | \$103,118                  | \$230,956                  | \$146,755                  |
| <b>Expense SqFt</b>                       | \$4.01                      | \$4.01                     | \$7.22                     | \$6.75                     |
| <b>Net Operating Income</b>               | \$428,959                   | \$337,148                  | \$430,146                  | \$132,387                  |
| <b>Full Market Value</b>                  | \$2,985,994                 | \$2,347,000                | \$1,941,000                | \$835,000                  |
| <b>Market Value per SqFt</b>              | \$91.12                     | \$91.17                    | \$60.66                    | \$38.39                    |
| <b>Distance from Condominium in miles</b> |                             | 0.31                       | 0.45                       | 0.22                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02744-7503                | 3-02777-0001               | 3-02322-0006               | 3-02386-0018               |
| <b>Condominium Section</b>                | 2304-R1                     |                            |                            |                            |
| <b>Address</b>                            | 131 JACKSON STREET          | 294 GRAHAM AVENUE          | 65 ROEBLING STREET         | 425 KEAP STREET            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C7-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 24                          | 25                         | 27                         | 23                         |
| <b>Year Built</b>                         | 2008                        | 1900                       | 1920                       | 1915                       |
| <b>Gross SqFt</b>                         | 29,704                      | 25,744                     | 32,000                     | 30,800                     |
| <b>Estimated Gross Income</b>             | \$583,090                   | \$440,266                  | \$661,102                  | \$604,719                  |
| <b>Gross Income per SqFt</b>              | \$19.63                     | \$17.10                    | \$20.66                    | \$19.63                    |
| <b>Estimated Expense</b>                  | \$203,769                   | \$103,118                  | \$230,956                  | \$247,935                  |
| <b>Expense SqFt</b>                       | \$6.86                      | \$4.01                     | \$7.22                     | \$8.05                     |
| <b>Net Operating Income</b>               | \$379,321                   | \$337,148                  | \$430,146                  | \$356,784                  |
| <b>Full Market Value</b>                  | \$2,729,004                 | \$2,347,000                | \$1,941,000                | \$2,017,000                |
| <b>Market Value per SqFt</b>              | \$91.87                     | \$91.17                    | \$60.66                    | \$65.49                    |
| <b>Distance from Condominium in miles</b> |                             | 0.31                       | 0.45                       | 0.53                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02749-7501                | 3-02749-0011               | 3-02917-0007               | 3-02304-0015               |
| <b>Condominium Section</b>                | 1789-R1                     |                            |                            |                            |
| <b>Address</b>                            | 364 MANHATTAN AVENUE        | 140 JACKSON STREET         | 924 METROPOLITAN AVENUE    | 144 NORTH 10 STREET        |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 21                          | 17                         | 32                         | 23                         |
| <b>Year Built</b>                         | 2007                        | 1910                       | 2007                       | 2006                       |
| <b>Gross SqFt</b>                         | 25,438                      | 29,109                     | 25,085                     | 36,760                     |
| <b>Estimated Gross Income</b>             | \$580,495                   | \$366,517                  | \$576,162                  | \$839,015                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$12.59                    | \$22.97                    | \$22.82                    |
| <b>Estimated Expense</b>                  | \$204,522                   | \$179,593                  | \$236,887                  | \$295,568                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$6.17                     | \$9.44                     | \$8.04                     |
| <b>Net Operating Income</b>               | \$375,973                   | \$186,924                  | \$339,275                  | \$543,447                  |
| <b>Full Market Value</b>                  | \$2,784,998                 | \$656,000                  | \$2,516,000                | \$4,025,000                |
| <b>Market Value per SqFt</b>              | \$109.48                    | \$22.54                    | \$100.30                   | \$109.49                   |
| <b>Distance from Condominium in miles</b> |                             | 0.00                       | 0.42                       | 0.64                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02749-7503                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 3039-R1                     |                            |                            |                            |
| <b>Address</b>                            | 143 SKILLMAN AVENUE         | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | RR-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 19                          | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 2011                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 19,105                      | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$405,599                   | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$186,465                   | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$219,134                   | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$1,573,000                 | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$82.33                     | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 2.84                       | 2.80                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02752-7501                | 3-02785-0037               | 3-02323-0019               | 3-02725-0118               |
| <b>Condominium Section</b>                | 1795-R1                     |                            |                            |                            |
| <b>Address</b>                            | 61 CONSELYEA STREET         | 47 MAUJER STREET           | 300 NORTH 8 STREET         | 457 GRAHAM AVENUE          |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         | GREENPOINT                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C4-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 14                         | 16                         | 11                         |
| <b>Year Built</b>                         | 2005                        | 2006                       | 1910                       | 1928                       |
| <b>Gross SqFt</b>                         | 6,529                       | 13,810                     | 11,166                     | 7,500                      |
| <b>Estimated Gross Income</b>             | \$134,954                   | \$371,716                  | \$131,119                  | \$155,040                  |
| <b>Gross Income per SqFt</b>              | \$20.67                     | \$26.92                    | \$11.74                    | \$20.67                    |
| <b>Estimated Expense</b>                  | \$55,366                    | \$126,383                  | \$55,672                   | \$63,566                   |
| <b>Expense SqFt</b>                       | \$8.48                      | \$9.15                     | \$4.99                     | \$8.48                     |
| <b>Net Operating Income</b>               | \$79,588                    | \$245,333                  | \$75,447                   | \$91,474                   |
| <b>Full Market Value</b>                  | \$579,000                   | \$1,852,000                | \$410,000                  | \$639,000                  |
| <b>Market Value per SqFt</b>              | \$88.68                     | \$134.11                   | \$36.72                    | \$85.20                    |
| <b>Distance from Condominium in miles</b> |                             | 0.32                       | 0.22                       | 0.31                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02752-7502                | 3-02785-0037               | 3-02323-0019               | 3-02725-0118               |
| <b>Condominium Section</b>                | 1801-R1                     |                            |                            |                            |
| <b>Address</b>                            | 59 CONSELYEA STREET         | 47 MAUJER STREET           | 300 NORTH 8 STREET         | 457 GRAHAM AVENUE          |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         | GREENPOINT                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C4-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 14                         | 16                         | 11                         |
| <b>Year Built</b>                         | 2005                        | 2006                       | 1910                       | 1928                       |
| <b>Gross SqFt</b>                         | 6,373                       | 13,810                     | 11,166                     | 7,500                      |
| <b>Estimated Gross Income</b>             | \$131,730                   | \$371,716                  | \$131,119                  | \$155,040                  |
| <b>Gross Income per SqFt</b>              | \$20.67                     | \$26.92                    | \$11.74                    | \$20.67                    |
| <b>Estimated Expense</b>                  | \$54,043                    | \$126,383                  | \$55,672                   | \$63,566                   |
| <b>Expense SqFt</b>                       | \$8.48                      | \$9.15                     | \$4.99                     | \$8.48                     |
| <b>Net Operating Income</b>               | \$77,687                    | \$245,333                  | \$75,447                   | \$91,474                   |
| <b>Full Market Value</b>                  | \$565,000                   | \$1,852,000                | \$410,000                  | \$639,000                  |
| <b>Market Value per SqFt</b>              | \$88.66                     | \$134.11                   | \$36.72                    | \$85.20                    |
| <b>Distance from Condominium in miles</b> |                             | 0.32                       | 0.22                       | 0.31                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02752-7503                | 3-02785-0037               | 3-02323-0019               | 3-02725-0118               |
| <b>Condominium Section</b>                | 1791-R1                     |                            |                            |                            |
| <b>Address</b>                            | 63 CONSELYEA STREET         | 47 MAUJER STREET           | 300 NORTH 8 STREET         | 457 GRAHAM AVENUE          |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         | GREENPOINT                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C4-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 14                         | 16                         | 11                         |
| <b>Year Built</b>                         | 2005                        | 2006                       | 1910                       | 1928                       |
| <b>Gross SqFt</b>                         | 7,247                       | 13,810                     | 11,166                     | 7,500                      |
| <b>Estimated Gross Income</b>             | \$149,795                   | \$371,716                  | \$131,119                  | \$155,040                  |
| <b>Gross Income per SqFt</b>              | \$20.67                     | \$26.92                    | \$11.74                    | \$20.67                    |
| <b>Estimated Expense</b>                  | \$61,455                    | \$126,383                  | \$55,672                   | \$63,566                   |
| <b>Expense SqFt</b>                       | \$8.48                      | \$9.15                     | \$4.99                     | \$8.48                     |
| <b>Net Operating Income</b>               | \$88,340                    | \$245,333                  | \$75,447                   | \$91,474                   |
| <b>Full Market Value</b>                  | \$641,996                   | \$1,852,000                | \$410,000                  | \$639,000                  |
| <b>Market Value per SqFt</b>              | \$88.59                     | \$134.11                   | \$36.72                    | \$85.20                    |
| <b>Distance from Condominium in miles</b> |                             | 0.32                       | 0.22                       | 0.31                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02754-7504                | 3-02749-0011               | 3-02917-0007               | 3-02132-0016               |
| <b>Condominium Section</b>                | 2446-R1                     |                            |                            |                            |
| <b>Address</b>                            | 154 SKILLMAN AVENUE         | 140 JACKSON STREET         | 924 METROPOLITAN AVENUE    | 158 BROADWAY               |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 17                         | 32                         | 13                         |
| <b>Year Built</b>                         | 2007                        | 1910                       | 2007                       | 2002                       |
| <b>Gross SqFt</b>                         | 15,562                      | 29,109                     | 25,085                     | 24,949                     |
| <b>Estimated Gross Income</b>             | \$239,499                   | \$366,517                  | \$576,162                  | \$384,022                  |
| <b>Gross Income per SqFt</b>              | \$15.39                     | \$12.59                    | \$22.97                    | \$15.39                    |
| <b>Estimated Expense</b>                  | \$53,378                    | \$179,593                  | \$236,887                  | \$85,451                   |
| <b>Expense SqFt</b>                       | \$3.43                      | \$6.17                     | \$9.44                     | \$3.43                     |
| <b>Net Operating Income</b>               | \$186,121                   | \$186,924                  | \$339,275                  | \$298,571                  |
| <b>Full Market Value</b>                  | \$1,258,000                 | \$656,000                  | \$2,516,000                | \$2,018,000                |
| <b>Market Value per SqFt</b>              | \$80.84                     | \$22.54                    | \$100.30                   | \$80.89                    |
| <b>Distance from Condominium in miles</b> |                             | 0.05                       | 0.40                       | 1.00                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02758-7501                | 3-02725-0118               | 3-02920-0043               | 3-03043-0017               |
| <b>Condominium Section</b>                | 1584-R1                     |                            |                            |                            |
| <b>Address</b>                            | 88 CONSELYEA STREET         | 457 GRAHAM AVENUE          | 253 POWERS STREET          | 142 SCHOLLES STREET        |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | GREENPOINT                 | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C4-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 8                           | 11                         | 11                         | 12                         |
| <b>Year Built</b>                         | 2004                        | 1928                       | 1920                       | 1931                       |
| <b>Gross SqFt</b>                         | 7,474                       | 7,500                      | 6,300                      | 8,125                      |
| <b>Estimated Gross Income</b>             | \$154,114                   | \$155,040                  | \$107,700                  | \$167,576                  |
| <b>Gross Income per SqFt</b>              | \$20.62                     | \$20.67                    | \$17.10                    | \$20.62                    |
| <b>Estimated Expense</b>                  | \$60,838                    | \$63,566                   | \$41,145                   | \$66,162                   |
| <b>Expense SqFt</b>                       | \$8.14                      | \$8.48                     | \$6.53                     | \$8.14                     |
| <b>Net Operating Income</b>               | \$93,276                    | \$91,474                   | \$66,555                   | \$101,414                  |
| <b>Full Market Value</b>                  | \$678,001                   | \$639,000                  | \$384,000                  | \$524,000                  |
| <b>Market Value per SqFt</b>              | \$90.71                     | \$85.20                    | \$60.95                    | \$64.49                    |
| <b>Distance from Condominium in miles</b> |                             | 0.30                       | 0.39                       | 0.46                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02758-7502                | 3-02920-0043               | 3-03043-0017               | 3-02323-0019               |
| <b>Condominium Section</b>                | 1583-R1                     |                            |                            |                            |
| <b>Address</b>                            | 92 CONSELYEA STREET         | 253 POWERS STREET          | 142 SCHOLLES STREET        | 300 NORTH 8 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 8                           | 11                         | 12                         | 16                         |
| <b>Year Built</b>                         | 2004                        | 1920                       | 1931                       | 1910                       |
| <b>Gross SqFt</b>                         | 7,587                       | 6,300                      | 8,125                      | 11,166                     |
| <b>Estimated Gross Income</b>             | \$129,738                   | \$107,700                  | \$167,576                  | \$131,119                  |
| <b>Gross Income per SqFt</b>              | \$17.10                     | \$17.10                    | \$20.62                    | \$11.74                    |
| <b>Estimated Expense</b>                  | \$49,543                    | \$41,145                   | \$66,162                   | \$55,672                   |
| <b>Expense SqFt</b>                       | \$6.53                      | \$6.53                     | \$8.14                     | \$4.99                     |
| <b>Net Operating Income</b>               | \$80,195                    | \$66,555                   | \$101,414                  | \$75,447                   |
| <b>Full Market Value</b>                  | \$558,000                   | \$384,000                  | \$524,000                  | \$410,000                  |
| <b>Market Value per SqFt</b>              | \$73.55                     | \$60.95                    | \$64.49                    | \$36.72                    |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.46                       | 0.32                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02762-7501                | 3-02749-0011               | 3-03070-0018               | 3-03070-0019               |
| <b>Condominium Section</b>                | 2291-R1                     |                            |                            |                            |
| <b>Address</b>                            | 630 METROPOLITAN AVENUE     | 140 JACKSON STREET         | 156 JOHNSON AVENUE         | 158 JOHNSON AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 17                         | 42                         | 42                         |
| <b>Year Built</b>                         | 2007                        | 1910                       | 2008                       | 2008                       |
| <b>Gross SqFt</b>                         | 6,345                       | 29,109                     | 8,019                      | 8,019                      |
| <b>Estimated Gross Income</b>             | \$102,852                   | \$366,517                  | \$130,004                  | \$130,004                  |
| <b>Gross Income per SqFt</b>              | \$16.21                     | \$12.59                    | \$16.21                    | \$16.21                    |
| <b>Estimated Expense</b>                  | \$23,984                    | \$179,593                  | \$30,306                   | \$30,306                   |
| <b>Expense SqFt</b>                       | \$3.78                      | \$6.17                     | \$3.78                     | \$3.78                     |
| <b>Net Operating Income</b>               | \$78,868                    | \$186,924                  | \$99,698                   | \$99,698                   |
| <b>Full Market Value</b>                  | \$541,000                   | \$656,000                  | \$684,000                  | \$684,000                  |
| <b>Market Value per SqFt</b>              | \$85.26                     | \$22.54                    | \$85.30                    | \$85.30                    |
| <b>Distance from Condominium in miles</b> |                             | 0.23                       | 0.58                       | 0.58                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02762-7502                | 3-02412-0033               | 3-03049-0029               | 3-02413-0031               |
| <b>Condominium Section</b>                | 2856-R1                     |                            |                            |                            |
| <b>Address</b>                            | 606 METROPOLITAN AVENUE     | 355 SOUTH 2 STREET         | 48 MESEROLE STREET         | 385 SOUTH 2 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-EAST          | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 24                         | 18                         | 22                         |
| <b>Year Built</b>                         | 1930                        | 1919                       | 1931                       | 1915                       |
| <b>Gross SqFt</b>                         | 7,079                       | 19,104                     | 25,777                     | 20,295                     |
| <b>Estimated Gross Income</b>             | \$153,685                   | \$426,705                  | \$559,746                  | \$391,146                  |
| <b>Gross Income per SqFt</b>              | \$21.71                     | \$22.34                    | \$21.71                    | \$19.27                    |
| <b>Estimated Expense</b>                  | \$53,800                    | \$217,616                  | \$195,835                  | \$199,549                  |
| <b>Expense SqFt</b>                       | \$7.60                      | \$11.39                    | \$7.60                     | \$9.83                     |
| <b>Net Operating Income</b>               | \$99,885                    | \$209,089                  | \$363,911                  | \$191,597                  |
| <b>Full Market Value</b>                  | \$949,071                   | \$1,027,000                | \$2,145,000                | \$942,000                  |
| <b>Market Value per SqFt</b>              | \$134.07                    | \$53.76                    | \$83.21                    | \$46.42                    |
| <b>Distance from Condominium in miles</b> |                             | 0.33                       | 0.46                       | 0.32                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02767-7502                | 3-02425-0020               | 3-02412-0033               | 3-03049-0029               |
| <b>Condominium Section</b>                | 2645-R1                     |                            |                            |                            |
| <b>Address</b>                            | 105 AINSLIE STREET          | 402 SOUTH 2 STREET         | 355 SOUTH 2 STREET         | 48 MESEROLE STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 24                         | 24                         | 18                         |
| <b>Year Built</b>                         | 2007                        | 1916                       | 1919                       | 1931                       |
| <b>Gross SqFt</b>                         | 12,050                      | 23,562                     | 19,104                     | 25,777                     |
| <b>Estimated Gross Income</b>             | \$269,197                   | \$611,087                  | \$426,705                  | \$559,746                  |
| <b>Gross Income per SqFt</b>              | \$22.34                     | \$25.94                    | \$22.34                    | \$21.71                    |
| <b>Estimated Expense</b>                  | \$137,250                   | \$241,246                  | \$217,616                  | \$195,835                  |
| <b>Expense SqFt</b>                       | \$11.39                     | \$10.24                    | \$11.39                    | \$7.60                     |
| <b>Net Operating Income</b>               | \$131,947                   | \$369,841                  | \$209,089                  | \$363,911                  |
| <b>Full Market Value</b>                  | \$974,003                   | \$1,416,000                | \$1,027,000                | \$2,145,000                |
| <b>Market Value per SqFt</b>              | \$80.83                     | \$60.10                    | \$53.76                    | \$83.21                    |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.22                       | 0.40                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02769-7501                | 3-02749-0011               | 3-02917-0007               | 3-02791-0018               |
| <b>Condominium Section</b>                | 2687-R1                     |                            |                            |                            |
| <b>Address</b>                            | 273 MANHATTAN AVENUE        | 140 JACKSON STREET         | 924 METROPOLITAN AVENUE    | 30 MAUJER STREET           |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 17                         | 32                         | 19                         |
| <b>Year Built</b>                         | 2007                        | 1910                       | 2007                       | 1925                       |
| <b>Gross SqFt</b>                         | 13,819                      | 29,109                     | 25,085                     | 30,037                     |
| <b>Estimated Gross Income</b>             | \$173,981                   | \$366,517                  | \$576,162                  | \$359,395                  |
| <b>Gross Income per SqFt</b>              | \$12.59                     | \$12.59                    | \$22.97                    | \$11.97                    |
| <b>Estimated Expense</b>                  | \$51,959                    | \$179,593                  | \$236,887                  | \$169,575                  |
| <b>Expense SqFt</b>                       | \$3.76                      | \$6.17                     | \$9.44                     | \$5.65                     |
| <b>Net Operating Income</b>               | \$122,022                   | \$186,924                  | \$339,275                  | \$189,820                  |
| <b>Full Market Value</b>                  | \$1,136,999                 | \$656,000                  | \$2,516,000                | \$1,177,000                |
| <b>Market Value per SqFt</b>              | \$82.28                     | \$22.54                    | \$100.30                   | \$39.19                    |
| <b>Distance from Condominium in miles</b> |                             | 0.22                       | 0.46                       | 0.28                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02773-7503                | 3-02425-0020               | 3-02396-0001               | 3-02421-0018               |
| <b>Condominium Section</b>                | 2735-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1 POWERS STREET             | 402 SOUTH 2 STREET         | 318 GRAND STREET           | 286 SOUTH 2 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D7-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 31                          | 24                         | 35                         | 35                         |
| <b>Year Built</b>                         | 1931                        | 1916                       | 1920                       | 1910                       |
| <b>Gross SqFt</b>                         | 28,797                      | 23,562                     | 45,000                     | 26,532                     |
| <b>Estimated Gross Income</b>             | \$746,994                   | \$611,087                  | \$1,266,768                | \$587,635                  |
| <b>Gross Income per SqFt</b>              | \$25.94                     | \$25.94                    | \$28.15                    | \$22.15                    |
| <b>Estimated Expense</b>                  | \$294,881                   | \$241,246                  | \$484,950                  | \$223,301                  |
| <b>Expense SqFt</b>                       | \$10.24                     | \$10.24                    | \$10.78                    | \$8.42                     |
| <b>Net Operating Income</b>               | \$452,113                   | \$369,841                  | \$781,818                  | \$364,334                  |
| <b>Full Market Value</b>                  | \$2,048,532                 | \$1,416,000                | \$5,903,000                | \$2,685,000                |
| <b>Market Value per SqFt</b>              | \$71.14                     | \$60.10                    | \$131.18                   | \$101.20                   |
| <b>Distance from Condominium in miles</b> |                             | 0.23                       | 0.32                       | 0.37                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02782-7501                | 3-02777-0001               | 3-02777-0038               | 3-02757-0026               |
| <b>Condominium Section</b>                | 1880-R1                     |                            |                            |                            |
| <b>Address</b>                            | 134 POWERS STREET           | 294 GRAHAM AVENUE          | 175 POWERS STREET          | 623 METROPOLITAN AVENUE    |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C7-WALK-UP                 | C4-WALK-UP                 |
| <b>Total Units</b>                        | 20                          | 25                         | 11                         | 22                         |
| <b>Year Built</b>                         | 2005                        | 1900                       | 1900                       | 1920                       |
| <b>Gross SqFt</b>                         | 25,216                      | 25,744                     | 15,000                     | 18,957                     |
| <b>Estimated Gross Income</b>             | \$401,943                   | \$440,266                  | \$239,060                  | \$205,550                  |
| <b>Gross Income per SqFt</b>              | \$15.94                     | \$17.10                    | \$15.94                    | \$10.84                    |
| <b>Estimated Expense</b>                  | \$118,515                   | \$103,118                  | \$70,481                   | \$104,077                  |
| <b>Expense SqFt</b>                       | \$4.70                      | \$4.01                     | \$4.70                     | \$5.49                     |
| <b>Net Operating Income</b>               | \$283,428                   | \$337,148                  | \$168,579                  | \$101,473                  |
| <b>Full Market Value</b>                  | \$1,936,001                 | \$2,347,000                | \$1,151,000                | \$569,000                  |
| <b>Market Value per SqFt</b>              | \$76.78                     | \$91.17                    | \$76.73                    | \$30.02                    |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.10                       | 0.27                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02788-7501                | 3-03049-0029               | 3-02749-0011               | 3-02413-0031               |
| <b>Condominium Section</b>                | 2655-R1                     |                            |                            |                            |
| <b>Address</b>                            | 147 MAUJER STREET           | 48 MESEROLE STREET         | 140 JACKSON STREET         | 385 SOUTH 2 STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-SOUTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 17                         | 22                         |
| <b>Year Built</b>                         |                             | 1931                       | 1910                       | 1915                       |
| <b>Gross SqFt</b>                         | 23,172                      | 25,777                     | 29,109                     | 20,295                     |
| <b>Estimated Gross Income</b>             | \$446,524                   | \$559,746                  | \$366,517                  | \$391,146                  |
| <b>Gross Income per SqFt</b>              | \$19.27                     | \$21.71                    | \$12.59                    | \$19.27                    |
| <b>Estimated Expense</b>                  | \$227,781                   | \$195,835                  | \$179,593                  | \$199,549                  |
| <b>Expense SqFt</b>                       | \$9.83                      | \$7.60                     | \$6.17                     | \$9.83                     |
| <b>Net Operating Income</b>               | \$218,743                   | \$363,911                  | \$186,924                  | \$191,597                  |
| <b>Full Market Value</b>                  | \$1,568,000                 | \$2,145,000                | \$656,000                  | \$942,000                  |
| <b>Market Value per SqFt</b>              | \$67.67                     | \$83.21                    | \$22.54                    | \$46.42                    |
| <b>Distance from Condominium in miles</b> |                             | 0.37                       | 0.35                       | 0.37                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02827-7503                | 3-02777-0038               | 3-02715-0007               | 3-02323-0057               |
| <b>Condominium Section</b>                | 2490-R1                     |                            |                            |                            |
| <b>Address</b>                            | 43 HERBERT STREET           | 175 POWERS STREET          | 536 GRAHAM AVENUE          | 281 NORTH 7 STREET         |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-EAST          | GREENPOINT                 | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 14                          | 11                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1891                        | 1900                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 16,819                      | 15,000                     | 12,672                     | 26,100                     |
| <b>Estimated Gross Income</b>             | \$273,477                   | \$239,060                  | \$240,172                  | \$424,498                  |
| <b>Gross Income per SqFt</b>              | \$16.26                     | \$15.94                    | \$18.95                    | \$16.26                    |
| <b>Estimated Expense</b>                  | \$97,214                    | \$70,481                   | \$98,471                   | \$150,837                  |
| <b>Expense SqFt</b>                       | \$5.78                      | \$4.70                     | \$7.77                     | \$5.78                     |
| <b>Net Operating Income</b>               | \$176,263                   | \$168,579                  | \$141,701                  | \$273,661                  |
| <b>Full Market Value</b>                  | \$1,225,000                 | \$1,151,000                | \$1,012,000                | \$1,880,000                |
| <b>Market Value per SqFt</b>              | \$72.83                     | \$76.73                    | \$79.86                    | \$72.03                    |
| <b>Distance from Condominium in miles</b> |                             | 0.51                       | 0.17                       | 0.60                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02829-7501                | 3-02777-0038               | 3-02690-0008               | 3-02875-0056               |
| <b>Condominium Section</b>                | 2772-R1                     |                            |                            |                            |
| <b>Address</b>                            | 117 KINGSLAND AVENUE        | 175 POWERS STREET          | 276 NASSAU AVENUE          | 33 KINGSLAND AVENUE        |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-EAST          | GREENPOINT                 | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 10                          | 11                         | 14                         | 12                         |
| <b>Year Built</b>                         | 2007                        | 1900                       | 1930                       | 1920                       |
| <b>Gross SqFt</b>                         | 8,761                       | 15,000                     | 8,309                      | 5,616                      |
| <b>Estimated Gross Income</b>             | \$163,217                   | \$239,060                  | \$154,810                  | \$120,846                  |
| <b>Gross Income per SqFt</b>              | \$18.63                     | \$15.94                    | \$18.63                    | \$21.52                    |
| <b>Estimated Expense</b>                  | \$66,934                    | \$70,481                   | \$63,472                   | \$57,512                   |
| <b>Expense SqFt</b>                       | \$7.64                      | \$4.70                     | \$7.64                     | \$10.24                    |
| <b>Net Operating Income</b>               | \$96,283                    | \$168,579                  | \$91,338                   | \$63,334                   |
| <b>Full Market Value</b>                  | \$685,001                   | \$1,151,000                | \$471,000                  | \$464,000                  |
| <b>Market Value per SqFt</b>              | \$78.19                     | \$76.73                    | \$56.69                    | \$82.62                    |
| <b>Distance from Condominium in miles</b> |                             | 0.57                       | 0.26                       | 0.25                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02833-7501                | 3-03070-0010               | 3-02725-0118               | 3-02715-0007               |
| <b>Condominium Section</b>                | 1250-R1                     |                            |                            |                            |
| <b>Address</b>                            | 99 KINGSLAND AVENUE         | 140 JOHNSON AVENUE         | 457 GRAHAM AVENUE          | 536 GRAHAM AVENUE          |
| <b>Neighborhood</b>                       | GREENPOINT                  | WILLIAMSBURG-EAST          | GREENPOINT                 | GREENPOINT                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C4-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 24                          | 24                         | 11                         | 16                         |
| <b>Year Built</b>                         | 2005                        | 1999                       | 1928                       | 1920                       |
| <b>Gross SqFt</b>                         | 14,248                      | 26,219                     | 7,500                      | 12,672                     |
| <b>Estimated Gross Income</b>             | \$270,000                   | \$219,575                  | \$155,040                  | \$240,172                  |
| <b>Gross Income per SqFt</b>              | \$18.95                     | \$8.37                     | \$20.67                    | \$18.95                    |
| <b>Estimated Expense</b>                  | \$110,707                   | \$107,671                  | \$63,566                   | \$98,471                   |
| <b>Expense SqFt</b>                       | \$7.77                      | \$4.11                     | \$8.48                     | \$7.77                     |
| <b>Net Operating Income</b>               | \$159,293                   | \$111,904                  | \$91,474                   | \$141,701                  |
| <b>Full Market Value</b>                  | \$1,138,001                 | \$647,000                  | \$639,000                  | \$1,012,000                |
| <b>Market Value per SqFt</b>              | \$79.87                     | \$24.68                    | \$85.20                    | \$79.86                    |
| <b>Distance from Condominium in miles</b> |                             | 0.95                       | 0.24                       | 0.29                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02833-7506         | 3-02322-0006        | 3-03070-0010        |                     |
| Condominium Section                | 2845-R1              |                     |                     |                     |
| Address                            | 12 MONITOR STREET    | 65 ROEBLING STREET  | 140 JOHNSON AVENUE  |                     |
| Neighborhood                       | GREENPOINT           | WILLIAMSBURG-NORTH  | WILLIAMSBURG-EAST   |                     |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 24                   | 27                  | 24                  |                     |
| Year Built                         | 2006                 | 1920                | 1999                |                     |
| Gross SqFt                         | 20,674               | 32,000              | 26,219              |                     |
| Estimated Gross Income             | \$300,186            | \$661,102           | \$219,575           |                     |
| Gross Income per SqFt              | \$14.52              | \$20.66             | \$8.37              |                     |
| Estimated Expense                  | \$117,222            | \$230,956           | \$107,671           |                     |
| Expense SqFt                       | \$5.67               | \$7.22              | \$4.11              |                     |
| Net Operating Income               | \$182,964            | \$430,146           | \$111,904           |                     |
| Full Market Value                  | \$1,215,005          | \$1,941,000         | \$647,000           |                     |
| Market Value per SqFt              | \$58.77              | \$60.66             | \$24.68             |                     |
| Distance from Condominium in miles |                      | 0.72                | 0.95                |                     |

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1     | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|-------------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02857-7501          | 3-02917-0007            | 3-02749-0011        | 3-02304-0015        |
| Condominium Section                | 1274-R1               |                         |                     |                     |
| Address                            | 258 RICHARDSON STREET | 924 METROPOLITAN AVENUE | 140 JACKSON STREET  | 144 NORTH 10 STREET |
| Neighborhood                       | WILLIAMSBURG-EAST     | WILLIAMSBURG-EAST       | WILLIAMSBURG-EAST   | WILLIAMSBURG-NORTH  |
| Building Classification            | R4-CONDOMINIUM        | D1-ELEVATOR             | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 12                    | 32                      | 17                  | 23                  |
| Year Built                         | 2002                  | 2007                    | 1910                | 2006                |
| Gross SqFt                         | 17,800                | 25,085                  | 29,109              | 36,760              |
| Estimated Gross Income             | \$406,196             | \$576,162               | \$366,517           | \$839,015           |
| Gross Income per SqFt              | \$22.82               | \$22.97                 | \$12.59             | \$22.82             |
| Estimated Expense                  | \$143,112             | \$236,887               | \$179,593           | \$295,568           |
| Expense SqFt                       | \$8.04                | \$9.44                  | \$6.17              | \$8.04              |
| Net Operating Income               | \$263,084             | \$339,275               | \$186,924           | \$543,447           |
| Full Market Value                  | \$1,948,996           | \$2,516,000             | \$656,000           | \$4,025,000         |
| Market Value per SqFt              | \$109.49              | \$100.30                | \$22.54             | \$109.49            |
| Distance from Condominium in miles |                       | 0.37                    | 0.26                | 0.78                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02857-7504                | 3-02725-0118               | 3-02875-0056               | 3-02765-0001               |
| <b>Condominium Section</b>                | 2035-R1                     |                            |                            |                            |
| <b>Address</b>                            | 96 WOODPOINT ROAD           | 457 GRAHAM AVENUE          | 33 KINGSLAND AVENUE        | 326 GRAHAM AVENUE          |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | GREENPOINT                 | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C4-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 10                          | 11                         | 12                         | 14                         |
| <b>Year Built</b>                         | 2005                        | 1928                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 9,082                       | 7,500                      | 5,616                      | 12,000                     |
| <b>Estimated Gross Income</b>             | \$187,725                   | \$155,040                  | \$120,846                  | \$235,627                  |
| <b>Gross Income per SqFt</b>              | \$20.67                     | \$20.67                    | \$21.52                    | \$19.64                    |
| <b>Estimated Expense</b>                  | \$77,015                    | \$63,566                   | \$57,512                   | \$96,607                   |
| <b>Expense SqFt</b>                       | \$8.48                      | \$8.48                     | \$10.24                    | \$8.05                     |
| <b>Net Operating Income</b>               | \$110,710                   | \$91,474                   | \$63,334                   | \$139,020                  |
| <b>Full Market Value</b>                  | \$804,999                   | \$639,000                  | \$464,000                  | \$1,000,000                |
| <b>Market Value per SqFt</b>              | \$88.64                     | \$85.20                    | \$82.62                    | \$83.33                    |
| <b>Distance from Condominium in miles</b> |                             | 0.19                       | 0.11                       | 0.32                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02857-7504                | 3-02725-0118               | 3-02875-0056               | 3-02920-0043               |
| <b>Condominium Section</b>                | 2035-R2                     |                            |                            |                            |
| <b>Address</b>                            | 96 WOODPOINT ROAD           | 457 GRAHAM AVENUE          | 33 KINGSLAND AVENUE        | 253 POWERS STREET          |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | GREENPOINT                 | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C4-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 3                           | 11                         | 12                         | 11                         |
| <b>Year Built</b>                         | 2005                        | 1928                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 478                         | 7,500                      | 5,616                      | 6,300                      |
| <b>Estimated Gross Income</b>             | \$9,880                     | \$155,040                  | \$120,846                  | \$107,700                  |
| <b>Gross Income per SqFt</b>              | \$20.67                     | \$20.67                    | \$21.52                    | \$17.10                    |
| <b>Estimated Expense</b>                  | \$4,053                     | \$63,566                   | \$57,512                   | \$41,145                   |
| <b>Expense SqFt</b>                       | \$8.48                      | \$8.48                     | \$10.24                    | \$6.53                     |
| <b>Net Operating Income</b>               | \$5,827                     | \$91,474                   | \$63,334                   | \$66,555                   |
| <b>Full Market Value</b>                  | \$42,000                    | \$639,000                  | \$464,000                  | \$384,000                  |
| <b>Market Value per SqFt</b>              | \$87.87                     | \$85.20                    | \$82.62                    | \$60.95                    |
| <b>Distance from Condominium in miles</b> |                             | 0.19                       | 0.11                       | 0.39                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02857-7505                | 3-02764-0008               | 3-02917-0007               | 3-02304-0015               |
| <b>Condominium Section</b>                | 2790-R1                     |                            |                            |                            |
| <b>Address</b>                            | 214 RICHARDSON STREET       | 692 METROPOLITAN AVENUE    | 924 METROPOLITAN AVENUE    | 144 NORTH 10 STREET        |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D5-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 9                           | 35                         | 32                         | 23                         |
| <b>Year Built</b>                         | 1950                        | 1930                       | 2007                       | 2006                       |
| <b>Gross SqFt</b>                         | 9,249                       | 37,500                     | 25,085                     | 36,760                     |
| <b>Estimated Gross Income</b>             | \$212,450                   | \$992,849                  | \$576,162                  | \$839,015                  |
| <b>Gross Income per SqFt</b>              | \$22.97                     | \$26.48                    | \$22.97                    | \$22.82                    |
| <b>Estimated Expense</b>                  | \$87,311                    | \$405,997                  | \$236,887                  | \$295,568                  |
| <b>Expense SqFt</b>                       | \$9.44                      | \$10.83                    | \$9.44                     | \$8.04                     |
| <b>Net Operating Income</b>               | \$125,139                   | \$586,852                  | \$339,275                  | \$543,447                  |
| <b>Full Market Value</b>                  | \$2,868,781                 | \$4,431,000                | \$2,516,000                | \$4,025,000                |
| <b>Market Value per SqFt</b>              | \$310.17                    | \$118.16                   | \$100.30                   | \$109.49                   |
| <b>Distance from Condominium in miles</b> |                             | 0.36                       | 0.37                       | 0.78                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02866-7501                | 3-02917-0007               | 3-02749-0011               | 3-02304-0015               |
| <b>Condominium Section</b>                | 1944-R1                     |                            |                            |                            |
| <b>Address</b>                            | 219 WITHERS STREET          | 924 METROPOLITAN AVENUE    | 140 JACKSON STREET         | 144 NORTH 10 STREET        |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-NORTH         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 32                         | 17                         | 23                         |
| <b>Year Built</b>                         | 2006                        | 2007                       | 1910                       | 2006                       |
| <b>Gross SqFt</b>                         | 16,627                      | 25,085                     | 29,109                     | 36,760                     |
| <b>Estimated Gross Income</b>             | \$379,428                   | \$576,162                  | \$366,517                  | \$839,015                  |
| <b>Gross Income per SqFt</b>              | \$22.82                     | \$22.97                    | \$12.59                    | \$22.82                    |
| <b>Estimated Expense</b>                  | \$133,681                   | \$236,887                  | \$179,593                  | \$295,568                  |
| <b>Expense SqFt</b>                       | \$8.04                      | \$9.44                     | \$6.17                     | \$8.04                     |
| <b>Net Operating Income</b>               | \$245,747                   | \$339,275                  | \$186,924                  | \$543,447                  |
| <b>Full Market Value</b>                  | \$1,820,000                 | \$2,516,000                | \$656,000                  | \$4,025,000                |
| <b>Market Value per SqFt</b>              | \$109.46                    | \$100.30                   | \$22.54                    | \$109.49                   |
| <b>Distance from Condominium in miles</b> |                             | 0.34                       | 0.22                       | 0.79                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1     | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3     |
|------------------------------------|----------------------|-------------------------|---------------------|-------------------------|
| Boro-Block-Lot                     | 3-02875-7501         | 3-02917-0007            | 3-02749-0011        | 3-02764-0008            |
| Condominium Section                | 1295-R1              |                         |                     |                         |
| Address                            | 246 WITHERS STREET   | 924 METROPOLITAN AVENUE | 140 JACKSON STREET  | 692 METROPOLITAN AVENUE |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST       | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST       |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR             | D1-ELEVATOR         | D5-ELEVATOR             |
| Total Units                        | 25                   | 32                      | 17                  | 35                      |
| Year Built                         | 2003                 | 2007                    | 1910                | 1930                    |
| Gross SqFt                         | 24,897               | 25,085                  | 29,109              | 37,500                  |
| Estimated Gross Income             | \$571,884            | \$576,162               | \$366,517           | \$992,849               |
| Gross Income per SqFt              | \$22.97              | \$22.97                 | \$12.59             | \$26.48                 |
| Estimated Expense                  | \$235,028            | \$236,887               | \$179,593           | \$405,997               |
| Expense SqFt                       | \$9.44               | \$9.44                  | \$6.17              | \$10.83                 |
| Net Operating Income               | \$336,856            | \$339,275               | \$186,924           | \$586,852               |
| Full Market Value                  | \$2,498,001          | \$2,516,000             | \$656,000           | \$4,431,000             |
| Market Value per SqFt              | \$100.33             | \$100.30                | \$22.54             | \$118.16                |
| Distance from Condominium in miles |                      | 0.31                    | 0.18                | 0.27                    |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-02893-7501         | 3-02875-0056        | 3-02783-0029        |                     |
| Condominium Section                | 1550-R1              |                     |                     |                     |
| Address                            | 57 MASPETH AVENUE    | 33 KINGSLAND AVENUE | 765 GRAND STREET    |                     |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C4-WALK-UP          |                     |
| Total Units                        | 17                   | 12                  | 25                  |                     |
| Year Built                         | 2004                 | 1920                | 1920                |                     |
| Gross SqFt                         | 22,417               | 5,616               | 22,000              |                     |
| Estimated Gross Income             | \$449,461            | \$120,846           | \$408,847           |                     |
| Gross Income per SqFt              | \$20.05              | \$21.52             | \$18.58             |                     |
| Estimated Expense                  | \$210,720            | \$57,512            | \$188,070           |                     |
| Expense SqFt                       | \$9.40               | \$10.24             | \$8.55              |                     |
| Net Operating Income               | \$238,741            | \$63,334            | \$220,777           |                     |
| Full Market Value                  | \$1,724,999          | \$464,000           | \$1,569,000         |                     |
| Market Value per SqFt              | \$76.95              | \$82.62             | \$71.32             |                     |
| Distance from Condominium in miles |                      | 0.10                | 0.28                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02893-7502                | 3-02439-0001               | 3-02917-0007               | 3-01739-0006               |
| <b>Condominium Section</b>                | 1661-R1                     |                            |                            |                            |
| <b>Address</b>                            | 234 SKILLMAN AVENUE         | 366 HEWES STREET           | 924 METROPOLITAN AVENUE    | 519 MARCY AVENUE           |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-EAST          | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 62                          | 52                         | 32                         | 58                         |
| <b>Year Built</b>                         | 2004                        | 1993                       | 2007                       | 2005                       |
| <b>Gross SqFt</b>                         | 52,916                      | 46,320                     | 25,085                     | 46,133                     |
| <b>Estimated Gross Income</b>             | \$1,215,481                 | \$433,177                  | \$576,162                  | \$1,119,600                |
| <b>Gross Income per SqFt</b>              | \$22.97                     | \$9.35                     | \$22.97                    | \$24.27                    |
| <b>Estimated Expense</b>                  | \$499,527                   | \$240,222                  | \$236,887                  | \$258,829                  |
| <b>Expense SqFt</b>                       | \$9.44                      | \$5.19                     | \$9.44                     | \$5.61                     |
| <b>Net Operating Income</b>               | \$715,954                   | \$192,955                  | \$339,275                  | \$860,771                  |
| <b>Full Market Value</b>                  | \$5,309,011                 | \$1,096,000                | \$2,516,000                | \$6,441,000                |
| <b>Market Value per SqFt</b>              | \$100.33                    | \$23.66                    | \$100.30                   | \$139.62                   |
| <b>Distance from Condominium in miles</b> |                             | 0.76                       | 0.20                       | 1.33                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02907-7501                | 3-02917-0007               | 3-02137-0014               | 3-02239-0008               |
| <b>Condominium Section</b>                | 2218-R1                     |                            |                            |                            |
| <b>Address</b>                            | 94 MASPETH AVENUE           | 924 METROPOLITAN AVENUE    | 110 SOUTH 8 STREET         | 157 WALLABOUT STREET       |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-CENTRAL       |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 88                          | 32                         | 66                         | 115                        |
| <b>Year Built</b>                         | 2007                        | 2007                       | 2007                       | 2002                       |
| <b>Gross SqFt</b>                         | 103,921                     | 25,085                     | 63,866                     | 114,734                    |
| <b>Estimated Gross Income</b>             | \$2,085,694                 | \$576,162                  | \$1,281,930                | \$1,671,692                |
| <b>Gross Income per SqFt</b>              | \$20.07                     | \$22.97                    | \$20.07                    | \$14.57                    |
| <b>Estimated Expense</b>                  | \$708,741                   | \$236,887                  | \$435,856                  | \$471,150                  |
| <b>Expense SqFt</b>                       | \$6.82                      | \$9.44                     | \$6.82                     | \$4.11                     |
| <b>Net Operating Income</b>               | \$1,376,953                 | \$339,275                  | \$846,074                  | \$1,200,542                |
| <b>Full Market Value</b>                  | \$9,953,997                 | \$2,516,000                | \$6,116,000                | \$7,980,000                |
| <b>Market Value per SqFt</b>              | \$95.78                     | \$100.30                   | \$95.76                    | \$69.55                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 1.35                       | 1.28                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02919-7501                | 3-02777-0001               | 3-02920-0043               | 3-02765-0001               |
| <b>Condominium Section</b>                | 2701-R1                     |                            |                            |                            |
| <b>Address</b>                            | 17 JUDGE STREET             | 294 GRAHAM AVENUE          | 253 POWERS STREET          | 326 GRAHAM AVENUE          |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 25                         | 11                         | 14                         |
| <b>Year Built</b>                         |                             | 1900                       | 1920                       | 1920                       |
| <b>Gross SqFt</b>                         | 14,435                      | 25,744                     | 6,300                      | 12,000                     |
| <b>Estimated Gross Income</b>             | \$246,839                   | \$440,266                  | \$107,700                  | \$235,627                  |
| <b>Gross Income per SqFt</b>              | \$17.10                     | \$17.10                    | \$17.10                    | \$19.64                    |
| <b>Estimated Expense</b>                  | \$94,261                    | \$103,118                  | \$41,145                   | \$96,607                   |
| <b>Expense SqFt</b>                       | \$6.53                      | \$4.01                     | \$6.53                     | \$8.05                     |
| <b>Net Operating Income</b>               | \$152,578                   | \$337,148                  | \$66,555                   | \$139,020                  |
| <b>Full Market Value</b>                  | \$1,061,998                 | \$2,347,000                | \$384,000                  | \$1,000,000                |
| <b>Market Value per SqFt</b>              | \$73.57                     | \$91.17                    | \$60.95                    | \$83.33                    |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.06                       | 0.15                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-02922-7501                | 3-02764-0008               | 3-02425-0020               | 3-03049-0029               |
| <b>Condominium Section</b>                | 2295-R1                     |                            |                            |                            |
| <b>Address</b>                            | 292 POWERS STREET           | 692 METROPOLITAN AVENUE    | 402 SOUTH 2 STREET         | 48 MESEROLE STREET         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D5-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 8                           | 35                         | 24                         | 18                         |
| <b>Year Built</b>                         | 2005                        | 1930                       | 1916                       | 1931                       |
| <b>Gross SqFt</b>                         | 7,160                       | 37,500                     | 23,562                     | 25,777                     |
| <b>Estimated Gross Income</b>             | \$185,730                   | \$992,849                  | \$611,087                  | \$559,746                  |
| <b>Gross Income per SqFt</b>              | \$25.94                     | \$26.48                    | \$25.94                    | \$21.71                    |
| <b>Estimated Expense</b>                  | \$73,318                    | \$405,997                  | \$241,246                  | \$195,835                  |
| <b>Expense SqFt</b>                       | \$10.24                     | \$10.83                    | \$10.24                    | \$7.60                     |
| <b>Net Operating Income</b>               | \$112,412                   | \$586,852                  | \$369,841                  | \$363,911                  |
| <b>Full Market Value</b>                  | \$848,001                   | \$4,431,000                | \$1,416,000                | \$2,145,000                |
| <b>Market Value per SqFt</b>              | \$118.44                    | \$118.16                   | \$60.10                    | \$83.21                    |
| <b>Distance from Condominium in miles</b> |                             | 0.30                       | 0.68                       | 0.63                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03023-7501                | 3-02424-0009               | 3-02791-0011               | 3-03043-0017               |
| <b>Condominium Section</b>                | 1279-R1                     |                            |                            |                            |
| <b>Address</b>                            | 63 STAGG STREET             | 358 SOUTH 2 STREET         | 14 MAUJER STREET           | 142 SCHOLLES STREET        |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-SOUTH         | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 27                         | 16                         | 12                         |
| <b>Year Built</b>                         | 2004                        | 1920                       | 1920                       | 1931                       |
| <b>Gross SqFt</b>                         | 25,336                      | 19,000                     | 12,994                     | 8,125                      |
| <b>Estimated Gross Income</b>             | \$522,428                   | \$485,914                  | \$229,405                  | \$167,576                  |
| <b>Gross Income per SqFt</b>              | \$20.62                     | \$25.57                    | \$17.65                    | \$20.62                    |
| <b>Estimated Expense</b>                  | \$206,235                   | \$219,515                  | \$94,056                   | \$66,162                   |
| <b>Expense SqFt</b>                       | \$8.14                      | \$11.55                    | \$7.24                     | \$8.14                     |
| <b>Net Operating Income</b>               | \$316,193                   | \$266,399                  | \$135,349                  | \$101,414                  |
| <b>Full Market Value</b>                  | \$2,298,998                 | \$1,476,000                | \$950,000                  | \$524,000                  |
| <b>Market Value per SqFt</b>              | \$90.74                     | \$77.68                    | \$73.11                    | \$64.49                    |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.11                       | 0.20                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03032-7501                | 3-02791-0018               | 3-03049-0029               | 3-02917-0007               |
| <b>Condominium Section</b>                | 3059-R1                     |                            |                            |                            |
| <b>Address</b>                            | 390 LORIMER STREET          | 30 MAUJER STREET           | 48 MESEROLE STREET         | 924 METROPOLITAN AVENUE    |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 28                          | 19                         | 18                         | 32                         |
| <b>Year Built</b>                         | 2006                        | 1925                       | 1931                       | 2007                       |
| <b>Gross SqFt</b>                         | 34,277                      | 30,037                     | 25,777                     | 25,085                     |
| <b>Estimated Gross Income</b>             | \$744,154                   | \$359,395                  | \$559,746                  | \$576,162                  |
| <b>Gross Income per SqFt</b>              | \$21.71                     | \$11.97                    | \$21.71                    | \$22.97                    |
| <b>Estimated Expense</b>                  | \$260,505                   | \$169,575                  | \$195,835                  | \$236,887                  |
| <b>Expense SqFt</b>                       | \$7.60                      | \$5.65                     | \$7.60                     | \$9.44                     |
| <b>Net Operating Income</b>               | \$483,649                   | \$189,820                  | \$363,911                  | \$339,275                  |
| <b>Full Market Value</b>                  | \$3,552,002                 | \$1,177,000                | \$2,145,000                | \$2,516,000                |
| <b>Market Value per SqFt</b>              | \$103.63                    | \$39.19                    | \$83.21                    | \$100.30                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.14                       | 0.63                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-03040-7501         | 3-02785-0037        | 3-03043-0017        | 3-02791-0011        |
| Condominium Section                | 1721-R1              |                     |                     |                     |
| Address                            | 25 MESEROLE STREET   | 47 MAUJER STREET    | 142 SCHOLLES STREET | 14 MAUJER STREET    |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 16                   | 14                  | 12                  | 16                  |
| Year Built                         | 2006                 | 2006                | 1931                | 1920                |
| Gross SqFt                         | 8,496                | 13,810              | 8,125               | 12,994              |
| Estimated Gross Income             | \$175,188            | \$371,716           | \$167,576           | \$229,405           |
| Gross Income per SqFt              | \$20.62              | \$26.92             | \$20.62             | \$17.65             |
| Estimated Expense                  | \$69,157             | \$126,383           | \$66,162            | \$94,056            |
| Expense SqFt                       | \$8.14               | \$9.15              | \$8.14              | \$7.24              |
| Net Operating Income               | \$106,031            | \$245,333           | \$101,414           | \$135,349           |
| Full Market Value                  | \$771,002            | \$1,852,000         | \$524,000           | \$950,000           |
| Market Value per SqFt              | \$90.75              | \$134.11            | \$64.49             | \$73.11             |
| Distance from Condominium in miles |                      | 0.20                | 0.28                | 0.15                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-03042-7501         | 3-02785-0037        | 3-03043-0017        | 3-02777-0038        |
| Condominium Section                | 1876-R1              |                     |                     |                     |
| Address                            | 151 MANHATTAN AVENUE | 47 MAUJER STREET    | 142 SCHOLLES STREET | 175 POWERS STREET   |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C7-WALK-UP          |
| Total Units                        | 15                   | 14                  | 12                  | 11                  |
| Year Built                         | 2005                 | 2006                | 1931                | 1900                |
| Gross SqFt                         | 16,458               | 13,810              | 8,125               | 15,000              |
| Estimated Gross Income             | \$339,364            | \$371,716           | \$167,576           | \$239,060           |
| Gross Income per SqFt              | \$20.62              | \$26.92             | \$20.62             | \$15.94             |
| Estimated Expense                  | \$133,968            | \$126,383           | \$66,162            | \$70,481            |
| Expense SqFt                       | \$8.14               | \$9.15              | \$8.14              | \$4.70              |
| Net Operating Income               | \$205,396            | \$245,333           | \$101,414           | \$168,579           |
| Full Market Value                  | \$1,493,001          | \$1,852,000         | \$524,000           | \$1,151,000         |
| Market Value per SqFt              | \$90.72              | \$134.11            | \$64.49             | \$76.73             |
| Distance from Condominium in miles |                      | 0.27                | 0.09                | 0.35                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03049-7501                | 3-03049-0029               | 3-03070-0018               | 3-03070-0019               |
| <b>Condominium Section</b>                | 2528-R1                     |                            |                            |                            |
| <b>Address</b>                            | 38 MESEROLE STREET          | 48 MESEROLE STREET         | 156 JOHNSON AVENUE         | 158 JOHNSON AVENUE         |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 18                         | 42                         | 42                         |
| <b>Year Built</b>                         | 2008                        | 1931                       | 2008                       | 2008                       |
| <b>Gross SqFt</b>                         | 13,263                      | 25,777                     | 8,019                      | 8,019                      |
| <b>Estimated Gross Income</b>             | \$214,993                   | \$559,746                  | \$130,004                  | \$130,004                  |
| <b>Gross Income per SqFt</b>              | \$16.21                     | \$21.71                    | \$16.21                    | \$16.21                    |
| <b>Estimated Expense</b>                  | \$50,134                    | \$195,835                  | \$30,306                   | \$30,306                   |
| <b>Expense SqFt</b>                       | \$3.78                      | \$7.60                     | \$3.78                     | \$3.78                     |
| <b>Net Operating Income</b>               | \$164,859                   | \$363,911                  | \$99,698                   | \$99,698                   |
| <b>Full Market Value</b>                  | \$1,131,002                 | \$2,145,000                | \$684,000                  | \$684,000                  |
| <b>Market Value per SqFt</b>              | \$85.27                     | \$83.21                    | \$85.30                    | \$85.30                    |
| <b>Distance from Condominium in miles</b> |                             | 0.00                       | 0.29                       | 0.29                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03054-7503                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 3045-R1                     |                            |                            |                            |
| <b>Address</b>                            | 228 BUSHWICK AVENUE         | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | WILLIAMSBURG-EAST           | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 30                          | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 2009                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 22,089                      | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$468,949                   | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$215,589                   | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$253,360                   | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$1,853,000                 | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$83.89                     | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 2.70                       | 2.18                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-03063-7501         | 3-03043-0017        | 3-03045-0011        |                     |
| Condominium Section                | 1505-R1              |                     |                     |                     |
| Address                            | 204 MONTROSE AVENUE  | 142 SCHOLLES STREET | 206 SCHOLLES STREET |                     |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C4-WALK-UP          |                     |
| Total Units                        | 8                    | 12                  | 22                  |                     |
| Year Built                         | 1920                 | 1931                | 1910                |                     |
| Gross SqFt                         | 9,500                | 8,125               | 16,312              |                     |
| Estimated Gross Income             | \$192,755            | \$167,576           | \$325,580           |                     |
| Gross Income per SqFt              | \$20.29              | \$20.62             | \$19.96             |                     |
| Estimated Expense                  | \$81,320             | \$66,162            | \$146,249           |                     |
| Expense SqFt                       | \$8.56               | \$8.14              | \$8.97              |                     |
| Net Operating Income               | \$111,435            | \$101,414           | \$179,331           |                     |
| Full Market Value                  | \$599,495            | \$524,000           | \$1,295,000         |                     |
| Market Value per SqFt              | \$63.10              | \$64.49             | \$79.39             |                     |
| Distance from Condominium in miles |                      | 0.20                | 0.10                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-03063-7501         | 3-03043-0017        | 3-03045-0011        |                     |
| Condominium Section                | 1505-R2              |                     |                     |                     |
| Address                            | 206 MONTROSE AVENUE  | 142 SCHOLLES STREET | 206 SCHOLLES STREET |                     |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C4-WALK-UP          |                     |
| Total Units                        | 7                    | 12                  | 22                  |                     |
| Year Built                         |                      | 1931                | 1910                |                     |
| Gross SqFt                         | 9,500                | 8,125               | 16,312              |                     |
| Estimated Gross Income             | \$192,755            | \$167,576           | \$325,580           |                     |
| Gross Income per SqFt              | \$20.29              | \$20.62             | \$19.96             |                     |
| Estimated Expense                  | \$81,320             | \$66,162            | \$146,249           |                     |
| Expense SqFt                       | \$8.56               | \$8.14              | \$8.97              |                     |
| Net Operating Income               | \$111,435            | \$101,414           | \$179,331           |                     |
| Full Market Value                  | \$807,002            | \$524,000           | \$1,295,000         |                     |
| Market Value per SqFt              | \$84.95              | \$64.49             | \$79.39             |                     |
| Distance from Condominium in miles |                      | 0.20                | 0.10                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-03076-7501         | 3-03049-0029        | 3-02425-0020        | 3-02424-0006        |
| Condominium Section                | 0695-R1              |                     |                     |                     |
| Address                            | 14 BOERUM STREET     | 48 MESEROLE STREET  | 402 SOUTH 2 STREET  | 354 SOUTH 2 STREET  |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST   | WILLIAMSBURG-SOUTH  | WILLIAMSBURG-SOUTH  |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 30                   | 18                  | 24                  | 29                  |
| Year Built                         | 1900                 | 1931                | 1916                | 1920                |
| Gross SqFt                         | 34,727               | 25,777              | 23,562              | 24,126              |
| Estimated Gross Income             | \$1,046,422          | \$559,746           | \$611,087           | \$515,277           |
| Gross Income per SqFt              | \$30.13              | \$21.71             | \$25.94             | \$21.36             |
| Estimated Expense                  | \$366,320            | \$195,835           | \$241,246           | \$234,821           |
| Expense SqFt                       | \$10.55              | \$7.60              | \$10.24             | \$9.73              |
| Net Operating Income               | \$680,102            | \$363,911           | \$369,841           | \$280,456           |
| Full Market Value                  | \$4,384,475          | \$2,145,000         | \$1,416,000         | \$1,575,000         |
| Market Value per SqFt              | \$126.26             | \$83.21             | \$60.10             | \$65.28             |
| Distance from Condominium in miles |                      | 0.16                | 0.34                | 0.41                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-03113-7501         | 3-03070-0015        | 3-03110-0005        |                     |
| Condominium Section                | 2532-R1              |                     |                     |                     |
| Address                            | 21 COOK STREET       | 150 JOHNSON AVENUE  | 244 MOORE STREET    |                     |
| Neighborhood                       | WILLIAMSBURG-EAST    | WILLIAMSBURG-EAST   | WILLIAMSBURG-EAST   |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D5-ELEVATOR         |                     |
| Total Units                        | 1                    | 42                  | 42                  |                     |
| Year Built                         | 2010                 | 2008                | 1931                |                     |
| Gross SqFt                         | 106,211              | 8,018               | 42,820              |                     |
| Estimated Gross Income             | \$1,593,165          | \$130,188           | \$589,335           |                     |
| Gross Income per SqFt              | \$15.00              | \$16.24             | \$13.76             |                     |
| Estimated Expense                  | \$422,720            | \$30,314            | \$178,494           |                     |
| Expense SqFt                       | \$3.98               | \$3.78              | \$4.17              |                     |
| Net Operating Income               | \$1,170,445          | \$99,874            | \$410,841           |                     |
| Full Market Value                  | \$7,852,000          | \$686,000           | \$2,542,000         |                     |
| Market Value per SqFt              | \$73.93              | \$85.56             | \$59.36             |                     |
| Distance from Condominium in miles |                      | 0.25                | 0.51                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-03137-7501         | 3-03330-0032        | 3-01924-0036        |                     |
| Condominium Section                | 2302-R1              |                     |                     |                     |
| Address                            | 68 BEAVER STREET     | 1103 GATES AVENUE   | 226 TAAFFE PLACE    |                     |
| Neighborhood                       | BUSHWICK             | BUSHWICK            | BEDFORD STUYVESANT  |                     |
| Building Classification            | R9-CONDOMINIUM       | C1-WALK-UP          | C7-WALK-UP          |                     |
| Total Units                        | 88                   | 83                  | 110                 |                     |
| Year Built                         | 2007                 | 1928                | 1935                |                     |
| Gross SqFt                         | 101,051              | 56,940              | 130,000             |                     |
| Estimated Gross Income             | \$1,761,319          | \$784,143           | \$2,741,112         |                     |
| Gross Income per SqFt              | \$17.43              | \$13.77             | \$21.09             |                     |
| Estimated Expense                  | \$574,980            | \$368,547           | \$637,438           |                     |
| Expense SqFt                       | \$5.69               | \$6.47              | \$4.90              |                     |
| Net Operating Income               | \$1,186,339          | \$415,596           | \$2,103,674         |                     |
| Full Market Value                  | \$8,539,000          | \$1,367,000         | \$15,360,000        |                     |
| Market Value per SqFt              | \$84.50              | \$24.01             | \$118.15            |                     |
| Distance from Condominium in miles |                      | 1.08                | 1.33                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2    | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|------------------------|---------------------|
| Boro-Block-Lot                     | 3-03150-7501         | 3-03205-0001        | 3-01607-0042           | 3-03160-0032        |
| Condominium Section                | 2277-R1              |                     |                        |                     |
| Address                            | 41 MELROSE STREET    | 703 BUSHWICK AVENUE | 44 MALCOLM X BOULEVARD | 596 BUSHWICK AVENUE |
| Neighborhood                       | BUSHWICK             | BUSHWICK            | BEDFORD STUYVESANT     | BUSHWICK            |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP             | C7-WALK-UP          |
| Total Units                        | 16                   | 16                  | 14                     | 22                  |
| Year Built                         | 2006                 | 1931                | 1931                   | 1931                |
| Gross SqFt                         | 14,500               | 7,410               | 6,240                  | 19,460              |
| Estimated Gross Income             | \$276,080            | \$156,619           | \$118,789              | \$213,643           |
| Gross Income per SqFt              | \$19.04              | \$21.14             | \$19.04                | \$10.98             |
| Estimated Expense                  | \$144,565            | \$72,045            | \$62,223               | \$74,369            |
| Expense SqFt                       | \$9.97               | \$9.72              | \$9.97                 | \$3.82              |
| Net Operating Income               | \$131,515            | \$84,574            | \$56,566               | \$139,274           |
| Full Market Value                  | \$940,000            | \$618,000           | \$404,000              | \$834,000           |
| Market Value per SqFt              | \$64.83              | \$83.40             | \$64.74                | \$42.86             |
| Distance from Condominium in miles |                      | 0.27                | 0.44                   | 0.05                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03155-7501                | 3-03196-0038               | 3-03113-0004               | 3-03205-0001               |
| <b>Condominium Section</b>                | 2451-R1                     |                            |                            |                            |
| <b>Address</b>                            | 184 NOLL STREET             | 1085 WILLOUGHBY AVENUE     | 20 MANHATTAN AVENUE        | 703 BUSHWICK AVENUE        |
| <b>Neighborhood</b>                       | BUSHWICK                    | BUSHWICK                   | WILLIAMSBURG-EAST          | BUSHWICK                   |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 32                          | 20                         | 24                         | 16                         |
| <b>Year Built</b>                         | 2009                        | 1931                       | 1931                       | 1931                       |
| <b>Gross SqFt</b>                         | 31,998                      | 15,187                     | 22,500                     | 7,410                      |
| <b>Estimated Gross Income</b>             | \$713,875                   | \$406,882                  | \$501,978                  | \$156,619                  |
| <b>Gross Income per SqFt</b>              | \$22.31                     | \$26.79                    | \$22.31                    | \$21.14                    |
| <b>Estimated Expense</b>                  | \$209,907                   | \$125,515                  | \$147,488                  | \$72,045                   |
| <b>Expense SqFt</b>                       | \$6.56                      | \$8.26                     | \$6.56                     | \$9.72                     |
| <b>Net Operating Income</b>               | \$503,968                   | \$281,367                  | \$354,490                  | \$84,574                   |
| <b>Full Market Value</b>                  | \$3,676,000                 | \$2,124,000                | \$2,308,000                | \$618,000                  |
| <b>Market Value per SqFt</b>              | \$114.88                    | \$139.86                   | \$102.58                   | \$83.40                    |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.74                       | 0.47                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03157-7501                | 3-03232-0074               | 3-01768-0024               | 3-03135-0016               |
| <b>Condominium Section</b>                | 2513-R1                     |                            |                            |                            |
| <b>Address</b>                            | 38 WILSON AVENUE            | 1251 DE KALB AVENUE        | 616 WILLOUGHBY AVENUE      | 28 LOCUST STREET           |
| <b>Neighborhood</b>                       | BUSHWICK                    | BUSHWICK                   | BEDFORD STUYVESANT         | BUSHWICK                   |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D2-ELEVATOR                |
| <b>Total Units</b>                        | 15                          | 28                         | 13                         | 17                         |
| <b>Year Built</b>                         | 2009                        | 2005                       | 2005                       | 1926                       |
| <b>Gross SqFt</b>                         | 15,091                      | 21,240                     | 9,072                      | 19,500                     |
| <b>Estimated Gross Income</b>             | \$246,436                   | \$320,109                  | \$148,191                  | \$339,586                  |
| <b>Gross Income per SqFt</b>              | \$16.33                     | \$15.07                    | \$16.33                    | \$17.41                    |
| <b>Estimated Expense</b>                  | \$52,969                    | \$156,853                  | \$31,854                   | \$101,646                  |
| <b>Expense SqFt</b>                       | \$3.51                      | \$7.38                     | \$3.51                     | \$5.21                     |
| <b>Net Operating Income</b>               | \$193,467                   | \$163,256                  | \$116,337                  | \$237,940                  |
| <b>Full Market Value</b>                  | \$1,329,999                 | \$1,096,000                | \$800,000                  | \$1,664,000                |
| <b>Market Value per SqFt</b>              | \$88.13                     | \$51.60                    | \$88.18                    | \$85.33                    |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.94                       | 0.43                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03194-7501                | 3-01768-0024               | 3-03232-0074               | 3-03229-0033               |
| <b>Condominium Section</b>                | 2731-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1009 BROADWAY               | 616 WILLOUGHBY AVENUE      | 1251 DE KALB AVENUE        | 24 LAWTON STREET           |
| <b>Neighborhood</b>                       | BUSHWICK                    | BEDFORD STUYVESANT         | BUSHWICK                   | BUSHWICK                   |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 1                           | 13                         | 28                         | 48                         |
| <b>Year Built</b>                         | 1987                        | 2005                       | 2005                       | 2007                       |
| <b>Gross SqFt</b>                         | 7,975                       | 9,072                      | 21,240                     | 43,302                     |
| <b>Estimated Gross Income</b>             | \$130,232                   | \$148,191                  | \$320,109                  | \$741,189                  |
| <b>Gross Income per SqFt</b>              | \$16.33                     | \$16.33                    | \$15.07                    | \$17.12                    |
| <b>Estimated Expense</b>                  | \$27,992                    | \$31,854                   | \$156,853                  | \$340,947                  |
| <b>Expense SqFt</b>                       | \$3.51                      | \$3.51                     | \$7.38                     | \$7.87                     |
| <b>Net Operating Income</b>               | \$102,240                   | \$116,337                  | \$163,256                  | \$400,242                  |
| <b>Full Market Value</b>                  | \$703,000                   | \$800,000                  | \$1,096,000                | \$2,787,000                |
| <b>Market Value per SqFt</b>              | \$88.15                     | \$88.18                    | \$51.60                    | \$64.36                    |
| <b>Distance from Condominium in miles</b> |                             | 0.64                       | 0.32                       | 0.17                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03235-7503                | 3-03246-0043               | 3-03229-0033               | 3-03178-0023               |
| <b>Condominium Section</b>                | 2614-R1                     |                            |                            |                            |
| <b>Address</b>                            | 318 KNICKERBOCKER AVENUE    | 175 STOCKHOLM STREET       | 24 LAWTON STREET           | 467 TROUTMAN STREET        |
| <b>Neighborhood</b>                       | BUSHWICK                    | BUSHWICK                   | BUSHWICK                   | WYCKOFF HEIGHTS            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D5-ELEVATOR                | D1-ELEVATOR                | D2-ELEVATOR                |
| <b>Total Units</b>                        | 49                          | 42                         | 48                         | 46                         |
| <b>Year Built</b>                         | 1899                        | 1931                       | 2007                       | 1931                       |
| <b>Gross SqFt</b>                         | 45,761                      | 43,770                     | 43,302                     | 57,125                     |
| <b>Estimated Gross Income</b>             | \$1,089,174                 | \$773,962                  | \$741,189                  | \$856,197                  |
| <b>Gross Income per SqFt</b>              | \$23.80                     | \$17.68                    | \$17.12                    | \$14.99                    |
| <b>Estimated Expense</b>                  | \$500,689                   | \$356,023                  | \$340,947                  | \$385,289                  |
| <b>Expense SqFt</b>                       | \$10.94                     | \$8.13                     | \$7.87                     | \$6.74                     |
| <b>Net Operating Income</b>               | \$588,485                   | \$417,939                  | \$400,242                  | \$470,908                  |
| <b>Full Market Value</b>                  | \$4,097,997                 | \$2,934,000                | \$2,787,000                | \$3,158,000                |
| <b>Market Value per SqFt</b>              | \$89.55                     | \$67.03                    | \$64.36                    | \$55.28                    |
| <b>Distance from Condominium in miles</b> |                             | 0.05                       | 0.52                       | 0.55                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03238-7501                | 3-03178-0023               | 3-01599-0030               | 3-03110-0005               |
| <b>Condominium Section</b>                | 1486-R1                     |                            |                            |                            |
| <b>Address</b>                            | 101 WYCKOFF AVENUE          | 467 TROUTMAN STREET        | 470 PULASKI STREET         | 244 MOORE STREET           |
| <b>Neighborhood</b>                       | WYCKOFF HEIGHTS             | WYCKOFF HEIGHTS            | BEDFORD STUYVESANT         | WILLIAMSBURG-EAST          |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D2-ELEVATOR                | D9-ELEVATOR                | D5-ELEVATOR                |
| <b>Total Units</b>                        | 29                          | 46                         | 30                         | 42                         |
| <b>Year Built</b>                         | 1925                        | 1931                       | 1924                       | 1931                       |
| <b>Gross SqFt</b>                         | 34,292                      | 57,125                     | 35,600                     | 42,820                     |
| <b>Estimated Gross Income</b>             | \$499,634                   | \$856,197                  | \$518,760                  | \$589,335                  |
| <b>Gross Income per SqFt</b>              | \$14.57                     | \$14.99                    | \$14.57                    | \$13.76                    |
| <b>Estimated Expense</b>                  | \$159,115                   | \$385,289                  | \$165,284                  | \$178,494                  |
| <b>Expense SqFt</b>                       | \$4.64                      | \$6.74                     | \$4.64                     | \$4.17                     |
| <b>Net Operating Income</b>               | \$340,519                   | \$470,908                  | \$353,476                  | \$410,841                  |
| <b>Full Market Value</b>                  | \$2,175,803                 | \$3,158,000                | \$2,350,000                | \$2,542,000                |
| <b>Market Value per SqFt</b>              | \$63.45                     | \$55.28                    | \$66.01                    | \$59.36                    |
| <b>Distance from Condominium in miles</b> |                             | 0.26                       | 1.06                       | 0.79                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03248-7502                | 3-03232-0074               | 3-03266-0040               | 3-01768-0024               |
| <b>Condominium Section</b>                | 2120-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1610 DE KALB AVENUE         | 1251 DE KALB AVENUE        | 171 HIMROD STREET          | 616 WILLOUGHBY AVENUE      |
| <b>Neighborhood</b>                       | WYCKOFF HEIGHTS             | BUSHWICK                   | BUSHWICK                   | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 15                          | 28                         | 36                         | 13                         |
| <b>Year Built</b>                         | 2005                        | 2005                       | 2007                       | 2005                       |
| <b>Gross SqFt</b>                         | 12,951                      | 21,240                     | 41,250                     | 9,072                      |
| <b>Estimated Gross Income</b>             | \$195,172                   | \$320,109                  | \$374,876                  | \$148,191                  |
| <b>Gross Income per SqFt</b>              | \$15.07                     | \$15.07                    | \$9.09                     | \$16.33                    |
| <b>Estimated Expense</b>                  | \$95,578                    | \$156,853                  | \$164,945                  | \$31,854                   |
| <b>Expense SqFt</b>                       | \$7.38                      | \$7.38                     | \$4.00                     | \$3.51                     |
| <b>Net Operating Income</b>               | \$99,594                    | \$163,256                  | \$209,931                  | \$116,337                  |
| <b>Full Market Value</b>                  | \$669,000                   | \$1,096,000                | \$1,224,000                | \$800,000                  |
| <b>Market Value per SqFt</b>              | \$51.66                     | \$51.60                    | \$29.67                    | \$88.18                    |
| <b>Distance from Condominium in miles</b> |                             | 0.57                       | 0.42                       | 1.46                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-03270-7501         | 3-03205-0001        | 3-03328-0043        |                     |
| Condominium Section                | 2438-R1              |                     |                     |                     |
| Address                            | 286 STANHOPE STREET  | 703 BUSHWICK AVENUE | 355 LINDEN STREET   |                     |
| Neighborhood                       | WYCKOFF HEIGHTS      | BUSHWICK            | WYCKOFF HEIGHTS     |                     |
| Building Classification            | R9-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 23                   | 16                  | 14                  |                     |
| Year Built                         | 2009                 | 1931                | 1931                |                     |
| Gross SqFt                         | 20,850               | 7,410               | 7,000               |                     |
| Estimated Gross Income             | \$388,644            | \$156,619           | \$112,986           |                     |
| Gross Income per SqFt              | \$18.64              | \$21.14             | \$16.14             |                     |
| Estimated Expense                  | \$173,889            | \$72,045            | \$48,620            |                     |
| Expense SqFt                       | \$8.34               | \$9.72              | \$6.95              |                     |
| Net Operating Income               | \$214,755            | \$84,574            | \$64,366            |                     |
| Full Market Value                  | \$1,542,000          | \$618,000           | \$441,000           |                     |
| Market Value per SqFt              | \$73.96              | \$83.40             | \$63.00             |                     |
| Distance from Condominium in miles |                      | 0.75                | 0.29                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-03280-7501         | 3-03178-0023        | 3-03266-0045        |                     |
| Condominium Section                | 2362-R1              |                     |                     |                     |
| Address                            | 316 HIMROD STREET    | 467 TROUTMAN STREET | 159 HIMROD STREET   |                     |
| Neighborhood                       | WYCKOFF HEIGHTS      | WYCKOFF HEIGHTS     | BUSHWICK            |                     |
| Building Classification            | RR-CONDOMINIUM       | D2-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 52                   | 46                  | 60                  |                     |
| Year Built                         | 2008                 | 1931                | 2007                |                     |
| Gross SqFt                         | 63,240               | 57,125              | 74,250              |                     |
| Estimated Gross Income             | \$870,182            | \$856,197           | \$930,432           |                     |
| Gross Income per SqFt              | \$13.76              | \$14.99             | \$12.53             |                     |
| Estimated Expense                  | \$450,901            | \$385,289           | \$558,259           |                     |
| Expense SqFt                       | \$7.13               | \$6.74              | \$7.52              |                     |
| Net Operating Income               | \$419,281            | \$470,908           | \$372,173           |                     |
| Full Market Value                  | \$2,736,000          | \$3,158,000         | \$2,349,000         |                     |
| Market Value per SqFt              | \$43.26              | \$55.28             | \$31.64             |                     |
| Distance from Condominium in miles |                      | 0.49                | 0.40                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03280-7502                | 3-03246-0043               | 3-03135-0016               | 3-03229-0033               |
| <b>Condominium Section</b>                | 2822-R1                     |                            |                            |                            |
| <b>Address</b>                            | 369 HARMAN STREET           | 175 STOCKHOLM STREET       | 28 LOCUST STREET           | 24 LAWTON STREET           |
| <b>Neighborhood</b>                       | WYCKOFF HEIGHTS             | BUSHWICK                   | BUSHWICK                   | BUSHWICK                   |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D5-ELEVATOR                | D2-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 42                         | 17                         | 48                         |
| <b>Year Built</b>                         | 2009                        | 1931                       | 1926                       | 2007                       |
| <b>Gross SqFt</b>                         | 15,364                      | 43,770                     | 19,500                     | 43,302                     |
| <b>Estimated Gross Income</b>             | \$267,487                   | \$773,962                  | \$339,586                  | \$741,189                  |
| <b>Gross Income per SqFt</b>              | \$17.41                     | \$17.68                    | \$17.41                    | \$17.12                    |
| <b>Estimated Expense</b>                  | \$80,046                    | \$356,023                  | \$101,646                  | \$340,947                  |
| <b>Expense SqFt</b>                       | \$5.21                      | \$8.13                     | \$5.21                     | \$7.87                     |
| <b>Net Operating Income</b>               | \$187,441                   | \$417,939                  | \$237,940                  | \$400,242                  |
| <b>Full Market Value</b>                  | \$1,311,001                 | \$2,934,000                | \$1,664,000                | \$2,787,000                |
| <b>Market Value per SqFt</b>              | \$85.33                     | \$67.03                    | \$85.33                    | \$64.36                    |
| <b>Distance from Condominium in miles</b> |                             | 0.30                       | 1.06                       | 0.82                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03290-7501                | 3-01607-0042               | 3-03408-0040               |                            |
| <b>Condominium Section</b>                | 2425-R1                     |                            |                            |                            |
| <b>Address</b>                            | 404 HARMAN STREET           | 44 MALCOLM X BOULEVARD     | 1290 BUSHWICK AVENUE       |                            |
| <b>Neighborhood</b>                       | WYCKOFF HEIGHTS             | BEDFORD STUYVESANT         | BUSHWICK                   |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 4                           | 14                         | 19                         |                            |
| <b>Year Built</b>                         | 2006                        | 1931                       | 1905                       |                            |
| <b>Gross SqFt</b>                         | 19,620                      | 6,240                      | 13,250                     |                            |
| <b>Estimated Gross Income</b>             | \$363,166                   | \$118,789                  | \$238,154                  |                            |
| <b>Gross Income per SqFt</b>              | \$18.51                     | \$19.04                    | \$17.97                    |                            |
| <b>Estimated Expense</b>                  | \$185,998                   | \$62,223                   | \$119,077                  |                            |
| <b>Expense SqFt</b>                       | \$9.48                      | \$9.97                     | \$8.99                     |                            |
| <b>Net Operating Income</b>               | \$177,168                   | \$56,566                   | \$119,077                  |                            |
| <b>Full Market Value</b>                  | \$2,632,959                 | \$404,000                  | \$840,000                  |                            |
| <b>Market Value per SqFt</b>              | \$134.20                    | \$64.74                    | \$63.40                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 1.04                       | 1.07                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03328-7501                | 3-03178-0023               | 3-03231-0001               | 3-01739-0006               |
| <b>Condominium Section</b>                | 1965-R1                     |                            |                            |                            |
| <b>Address</b>                            | 358 GROVE STREET            | 467 TROUTMAN STREET        | 761 BUSHWICK AVENUE        | 519 MARCY AVENUE           |
| <b>Neighborhood</b>                       | WYCKOFF HEIGHTS             | WYCKOFF HEIGHTS            | BUSHWICK                   | BEDFORD STUYVESANT         |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D2-ELEVATOR                | D5-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 59                          | 46                         | 70                         | 58                         |
| <b>Year Built</b>                         | 2007                        | 1931                       | 1919                       | 2005                       |
| <b>Gross SqFt</b>                         | 42,358                      | 57,125                     | 57,257                     | 46,133                     |
| <b>Estimated Gross Income</b>             | \$903,073                   | \$856,197                  | \$1,220,927                | \$1,119,600                |
| <b>Gross Income per SqFt</b>              | \$21.32                     | \$14.99                    | \$21.32                    | \$24.27                    |
| <b>Estimated Expense</b>                  | \$415,532                   | \$385,289                  | \$561,626                  | \$258,829                  |
| <b>Expense SqFt</b>                       | \$9.81                      | \$6.74                     | \$9.81                     | \$5.61                     |
| <b>Net Operating Income</b>               | \$487,541                   | \$470,908                  | \$659,301                  | \$860,771                  |
| <b>Full Market Value</b>                  | \$3,568,001                 | \$3,158,000                | \$4,823,000                | \$6,441,000                |
| <b>Market Value per SqFt</b>              | \$84.23                     | \$55.28                    | \$84.23                    | \$139.62                   |
| <b>Distance from Condominium in miles</b> |                             | 0.71                       | 0.82                       | 1.82                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03602-7501                | 3-04694-0038               | 3-04718-0030               |                            |
| <b>Condominium Section</b>                | 2262-R1                     |                            |                            |                            |
| <b>Address</b>                            | 774 ROCKAWAY AVENUE         | 425 ROCKAWAY PARKWAY       | 513 ROCKAWAY PARKWAY       |                            |
| <b>Neighborhood</b>                       | BROWNSVILLE                 | FLATBUSH-NORTH             | FLATBUSH-NORTH             |                            |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 54                          | 27                         | 42                         |                            |
| <b>Year Built</b>                         | 2008                        | 1925                       | 1928                       |                            |
| <b>Gross SqFt</b>                         | 73,667                      | 19,725                     | 43,200                     |                            |
| <b>Estimated Gross Income</b>             | \$1,092,482                 | \$305,211                  | \$612,962                  |                            |
| <b>Gross Income per SqFt</b>              | \$14.83                     | \$15.47                    | \$14.19                    |                            |
| <b>Estimated Expense</b>                  | \$435,372                   | \$121,032                  | \$245,185                  |                            |
| <b>Expense SqFt</b>                       | \$5.91                      | \$6.14                     | \$5.68                     |                            |
| <b>Net Operating Income</b>               | \$657,110                   | \$184,179                  | \$367,777                  |                            |
| <b>Full Market Value</b>                  | \$4,520,000                 | \$834,000                  | \$2,424,000                |                            |
| <b>Market Value per SqFt</b>              | \$61.36                     | \$42.28                    | \$56.11                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.38                       | 0.39                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03755-7501                | 3-03808-0036               | 3-03771-0033               | 3-03758-0023               |
| <b>Condominium Section</b>                | 0464-R1                     |                            |                            |                            |
| <b>Address</b>                            | 384 NEW JERSEY AVENUE       | 510 WYONA STREET           | 350 PENNSYLVANIA AVENUE    | 324 BRADFORD STREET        |
| <b>Neighborhood</b>                       | EAST NEW YORK               | EAST NEW YORK              | EAST NEW YORK              | EAST NEW YORK              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 20                         | 16                         | 20                         |
| <b>Year Built</b>                         | 1991                        | 1999                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 15,000                      | 18,900                     | 15,296                     | 14,400                     |
| <b>Estimated Gross Income</b>             | \$234,000                   | \$167,510                  | \$262,055                  | \$224,679                  |
| <b>Gross Income per SqFt</b>              | \$15.60                     | \$8.86                     | \$17.13                    | \$15.60                    |
| <b>Estimated Expense</b>                  | \$121,200                   | \$68,939                   | \$122,260                  | \$116,354                  |
| <b>Expense SqFt</b>                       | \$8.08                      | \$3.65                     | \$7.99                     | \$8.08                     |
| <b>Net Operating Income</b>               | \$112,800                   | \$98,571                   | \$139,795                  | \$108,325                  |
| <b>Full Market Value</b>                  | \$765,996                   | \$570,000                  | \$778,000                  | \$735,000                  |
| <b>Market Value per SqFt</b>              | \$51.07                     | \$30.16                    | \$50.86                    | \$51.04                    |
| <b>Distance from Condominium in miles</b> |                             | 0.33                       | 0.11                       | 0.15                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03755-7501                | 3-03808-0036               | 3-03771-0033               | 3-03776-0050               |
| <b>Condominium Section</b>                | 0464-R2                     |                            |                            |                            |
| <b>Address</b>                            | 384 NEW JERSEY AVENUE       | 510 WYONA STREET           | 350 PENNSYLVANIA AVENUE    | 767 BLAKE AVENUE           |
| <b>Neighborhood</b>                       | EAST NEW YORK               | EAST NEW YORK              | EAST NEW YORK              | EAST NEW YORK              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 20                         | 16                         | 23                         |
| <b>Year Built</b>                         | 1991                        | 1999                       | 1930                       | 1930                       |
| <b>Gross SqFt</b>                         | 3,750                       | 18,900                     | 15,296                     | 16,492                     |
| <b>Estimated Gross Income</b>             | \$51,938                    | \$167,510                  | \$262,055                  | \$228,368                  |
| <b>Gross Income per SqFt</b>              | \$13.85                     | \$8.86                     | \$17.13                    | \$13.85                    |
| <b>Estimated Expense</b>                  | \$21,975                    | \$68,939                   | \$122,260                  | \$96,707                   |
| <b>Expense SqFt</b>                       | \$5.86                      | \$3.65                     | \$7.99                     | \$5.86                     |
| <b>Net Operating Income</b>               | \$29,963                    | \$98,571                   | \$139,795                  | \$131,661                  |
| <b>Full Market Value</b>                  | \$195,999                   | \$570,000                  | \$778,000                  | \$661,000                  |
| <b>Market Value per SqFt</b>              | \$52.27                     | \$30.16                    | \$50.86                    | \$40.08                    |
| <b>Distance from Condominium in miles</b> |                             | 0.22                       | 0.11                       | 0.15                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03771-7501                | 3-03785-0001               | 3-04650-0052               |                            |
| <b>Condominium Section</b>                | 2155-R1                     |                            |                            |                            |
| <b>Address</b>                            | 626 SUTTER AVENUE           | 405 WILLIAMS AVENUE        | 1087 LENOX ROAD            |                            |
| <b>Neighborhood</b>                       | EAST NEW YORK               | EAST NEW YORK              | FLATBUSH-NORTH             |                            |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | D3-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 103                         | 83                         | 110                        |                            |
| <b>Year Built</b>                         | 2007                        | 1971                       | 1927                       |                            |
| <b>Gross SqFt</b>                         | 103,106                     | 72,922                     | 96,180                     |                            |
| <b>Estimated Gross Income</b>             | \$1,723,932                 | \$1,463,570                | \$1,284,514                |                            |
| <b>Gross Income per SqFt</b>              | \$16.72                     | \$20.07                    | \$13.36                    |                            |
| <b>Estimated Expense</b>                  | \$774,326                   | \$612,920                  | \$635,995                  |                            |
| <b>Expense SqFt</b>                       | \$7.51                      | \$8.41                     | \$6.61                     |                            |
| <b>Net Operating Income</b>               | \$949,606                   | \$850,650                  | \$648,519                  |                            |
| <b>Full Market Value</b>                  | \$6,571,000                 | \$5,325,000                | \$4,189,000                |                            |
| <b>Market Value per SqFt</b>              | \$63.73                     | \$73.02                    | \$43.55                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       | 1.43                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-03977-7501                | 3-00171-0049               | 3-01514-0018               |                            |
| <b>Condominium Section</b>                | 2972-R1                     |                            |                            |                            |
| <b>Address</b>                            | 509 GLENMORE AVENUE         | 337 STATE STREET           | 354 CHAUNCEY STREET        |                            |
| <b>Neighborhood</b>                       | EAST NEW YORK               | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | D1-ELEVATOR                | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 12                          | 60                         | 16                         |                            |
| <b>Year Built</b>                         | 2011                        | 1930                       | 1906                       |                            |
| <b>Gross SqFt</b>                         | 1,030                       | 39,770                     | 7,280                      |                            |
| <b>Estimated Gross Income</b>             | \$21,867                    | \$917,632                  | \$165,306                  |                            |
| <b>Gross Income per SqFt</b>              | \$21.23                     | \$23.07                    | \$22.71                    |                            |
| <b>Estimated Expense</b>                  | \$10,053                    | \$348,953                  | \$83,162                   |                            |
| <b>Expense SqFt</b>                       | \$9.76                      | \$8.77                     | \$11.42                    |                            |
| <b>Net Operating Income</b>               | \$11,814                    | \$568,679                  | \$82,144                   |                            |
| <b>Full Market Value</b>                  | \$330,000                   | \$4,221,000                | \$605,000                  |                            |
| <b>Market Value per SqFt</b>              | \$320.39                    | \$106.14                   | \$83.10                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 5.03                       | 1.49                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-04091-7501                | 3-04168-0012               | 3-01917-0042               |                            |
| <b>Condominium Section</b>                | 3044-R1                     |                            |                            |                            |
| <b>Address</b>                            | 679 NEW LOTS AVENUE         | 130 GLEN STREET            | 260 WASHINGTON AVENUE      |                            |
| <b>Neighborhood</b>                       | EAST NEW YORK               | EAST NEW YORK              | CLINTON HILL               |                            |
| <b>Building Classification</b>            | RR-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 88                          | 23                         | 27                         |                            |
| <b>Year Built</b>                         | 2011                        | 1927                       | 1916                       |                            |
| <b>Gross SqFt</b>                         | 106,112                     | 18,000                     | 26,204                     |                            |
| <b>Estimated Gross Income</b>             | \$1,448,429                 | \$216,378                  | \$400,134                  |                            |
| <b>Gross Income per SqFt</b>              | \$13.65                     | \$12.02                    | \$15.27                    |                            |
| <b>Estimated Expense</b>                  | \$556,027                   | \$110,353                  | \$113,931                  |                            |
| <b>Expense SqFt</b>                       | \$5.24                      | \$6.13                     | \$4.35                     |                            |
| <b>Net Operating Income</b>               | \$892,402                   | \$106,025                  | \$286,203                  |                            |
| <b>Full Market Value</b>                  | \$1,443,416                 | \$678,000                  | \$1,930,000                |                            |
| <b>Market Value per SqFt</b>              | \$13.60                     | \$37.67                    | \$73.65                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 1.30                       | 4.62                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-04414-7501                | 3-04571-0050               | 3-03808-0010               | 3-03808-0036               |
| <b>Condominium Section</b>                | 0468-R1                     |                            |                            |                            |
| <b>Address</b>                            | 148 COZINE AVENUE           | 922 FORBELL STREET         | 549 VERMONT STREET         | 510 WYONA STREET           |
| <b>Neighborhood</b>                       | EAST NEW YORK               | EAST NEW YORK              | EAST NEW YORK              | EAST NEW YORK              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C9-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 56                          | 54                         | 20                         | 20                         |
| <b>Year Built</b>                         | 1990                        | 2002                       | 1999                       | 1999                       |
| <b>Gross SqFt</b>                         | 52,920                      | 42,485                     | 18,900                     | 18,900                     |
| <b>Estimated Gross Income</b>             | \$468,871                   | \$446,428                  | \$167,510                  | \$167,510                  |
| <b>Gross Income per SqFt</b>              | \$8.86                      | \$10.51                    | \$8.86                     | \$8.86                     |
| <b>Estimated Expense</b>                  | \$193,158                   | \$177,361                  | \$60,128                   | \$68,939                   |
| <b>Expense SqFt</b>                       | \$3.65                      | \$4.17                     | \$3.18                     | \$3.65                     |
| <b>Net Operating Income</b>               | \$275,713                   | \$269,067                  | \$107,382                  | \$98,571                   |
| <b>Full Market Value</b>                  | \$1,151,726                 | \$1,583,000                | \$621,000                  | \$570,000                  |
| <b>Market Value per SqFt</b>              | \$21.76                     | \$37.26                    | \$32.86                    | \$30.16                    |
| <b>Distance from Condominium in miles</b> |                             | 1.44                       | 0.88                       | 0.88                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-04414-7501                | 3-04967-0040               | 3-04964-0040               | 3-04981-0001               |
| <b>Condominium Section</b>                | 0468-R2                     |                            |                            |                            |
| <b>Address</b>                            | 1065 VERMONT STREET         | 3505 FOSTER AVENUE         | 1368 NEW YORK AVENUE       | 1401 NEW YORK AVENUE       |
| <b>Neighborhood</b>                       | EAST NEW YORK               | FLATBUSH-EAST              | FLATBUSH-EAST              | FLATBUSH-EAST              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 552                         | 504                        | 504                        | 420                        |
| <b>Year Built</b>                         | 1990                        | 1950                       | 1950                       | 1950                       |
| <b>Gross SqFt</b>                         | 445,921                     | 388,800                    | 388,800                    | 324,000                    |
| <b>Estimated Gross Income</b>             | \$6,421,262                 | \$5,599,739                | \$5,679,000                | \$4,382,044                |
| <b>Gross Income per SqFt</b>              | \$14.40                     | \$14.40                    | \$14.61                    | \$13.52                    |
| <b>Estimated Expense</b>                  | \$3,197,254                 | \$2,787,636                | \$2,837,471                | \$2,271,683                |
| <b>Expense SqFt</b>                       | \$7.17                      | \$7.17                     | \$7.30                     | \$7.01                     |
| <b>Net Operating Income</b>               | \$3,224,008                 | \$2,812,103                | \$2,841,529                | \$2,110,361                |
| <b>Full Market Value</b>                  | \$13,033,765                | \$18,146,000               | \$18,906,000               | \$10,251,000               |
| <b>Market Value per SqFt</b>              | \$29.23                     | \$46.67                    | \$48.63                    | \$31.64                    |
| <b>Distance from Condominium in miles</b> |                             | 3.37                       | 3.47                       | 3.35                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-04414-7501                | 3-04967-0040               | 3-04964-0040               | 3-04981-0001               |
| <b>Condominium Section</b>                | 0468-R3                     |                            |                            |                            |
| <b>Address</b>                            | 971 JEROME STREET           | 3505 FOSTER AVENUE         | 1368 NEW YORK AVENUE       | 1401 NEW YORK AVENUE       |
| <b>Neighborhood</b>                       | EAST NEW YORK               | FLATBUSH-EAST              | FLATBUSH-EAST              | FLATBUSH-EAST              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 542                         | 504                        | 504                        | 420                        |
| <b>Year Built</b>                         | 1990                        | 1950                       | 1950                       | 1950                       |
| <b>Gross SqFt</b>                         | 425,720                     | 388,800                    | 388,800                    | 324,000                    |
| <b>Estimated Gross Income</b>             | \$6,130,368                 | \$5,599,739                | \$5,679,000                | \$4,382,044                |
| <b>Gross Income per SqFt</b>              | \$14.40                     | \$14.40                    | \$14.61                    | \$13.52                    |
| <b>Estimated Expense</b>                  | \$3,052,412                 | \$2,787,636                | \$2,837,471                | \$2,271,683                |
| <b>Expense SqFt</b>                       | \$7.17                      | \$7.17                     | \$7.30                     | \$7.01                     |
| <b>Net Operating Income</b>               | \$3,077,956                 | \$2,812,103                | \$2,841,529                | \$2,110,361                |
| <b>Full Market Value</b>                  | \$10,951,667                | \$18,146,000               | \$18,906,000               | \$10,251,000               |
| <b>Market Value per SqFt</b>              | \$25.73                     | \$46.67                    | \$48.63                    | \$31.64                    |
| <b>Distance from Condominium in miles</b> |                             | 3.78                       | 3.88                       | 3.76                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-04660-7501         | 3-07981-0020        | 3-04675-0001         |                     |
| Condominium Section                | 2165-R1              |                     |                      |                     |
| Address                            | 900 LENOX ROAD       | 615 EAST 76 STREET  | 728 LINDEN BOULEVARD |                     |
| Neighborhood                       | FLATBUSH-NORTH       | CANARSIE            | FLATBUSH-EAST        |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         | D1-ELEVATOR          |                     |
| Total Units                        | 31                   | 40                  | 56                   |                     |
| Year Built                         | 2007                 | 2007                | 1961                 |                     |
| Gross SqFt                         | 27,508               | 45,400              | 36,444               |                     |
| Estimated Gross Income             | \$542,458            | \$1,158,000         | \$670,866            |                     |
| Gross Income per SqFt              | \$19.72              | \$25.51             | \$18.41              |                     |
| Estimated Expense                  | \$194,757            | \$322,503           | \$302,191            |                     |
| Expense SqFt                       | \$7.08               | \$7.10              | \$8.29               |                     |
| Net Operating Income               | \$347,701            | \$835,497           | \$368,675            |                     |
| Full Market Value                  | \$2,503,996          | \$6,097,000         | \$2,615,000          |                     |
| Market Value per SqFt              | \$91.03              | \$134.30            | \$71.75              |                     |
| Distance from Condominium in miles |                      | 1.36                | 0.28                 |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-04793-7502         | 3-01394-0046        | 3-01394-0044        |                     |
| Condominium Section                | 1437-R1              |                     |                     |                     |
| Address                            | 523 BROOKLYN AVENUE  | 1615 UNION STREET   | 1621 UNION STREET   |                     |
| Neighborhood                       | FLATBUSH-NORTH       | CROWN HEIGHTS       | CROWN HEIGHTS       |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 16                   | 16                  | 17                  |                     |
| Year Built                         | 2004                 | 1916                | 1915                |                     |
| Gross SqFt                         | 24,834               | 15,800              | 16,400              |                     |
| Estimated Gross Income             | \$406,284            | \$263,298           | \$263,298           |                     |
| Gross Income per SqFt              | \$16.36              | \$16.66             | \$16.05             |                     |
| Estimated Expense                  | \$149,252            | \$96,697            | \$96,697            |                     |
| Expense SqFt                       | \$6.01               | \$6.12              | \$5.90              |                     |
| Net Operating Income               | \$257,032            | \$166,601           | \$166,601           |                     |
| Full Market Value                  | \$1,271,996          | \$1,152,000         | \$1,140,000         |                     |
| Market Value per SqFt              | \$51.22              | \$72.91             | \$69.51             |                     |
| Distance from Condominium in miles |                      | 0.58                | 0.58                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-04837-7501                | 3-05079-0019               | 3-01395-0021               |                            |
| <b>Condominium Section</b>                | 2798-R1                     |                            |                            |                            |
| <b>Address</b>                            | 337 LENOX ROAD              | 142 ST PAUL'S PLACE        | 992 EASTERN PARKWAY        |                            |
| <b>Neighborhood</b>                       | FLATBUSH-NORTH              | FLATBUSH-CENTRAL           | CROWN HEIGHTS              |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 20                          | 16                         | 16                         |                            |
| <b>Year Built</b>                         | 2008                        | 1912                       | 1917                       |                            |
| <b>Gross SqFt</b>                         | 18,130                      | 16,080                     | 15,280                     |                            |
| <b>Estimated Gross Income</b>             | \$604,063                   | \$435,380                  | \$260,944                  |                            |
| <b>Gross Income per SqFt</b>              | \$33.32                     | \$27.08                    | \$17.08                    |                            |
| <b>Estimated Expense</b>                  | \$228,776                   | \$202,775                  | \$115,952                  |                            |
| <b>Expense SqFt</b>                       | \$12.62                     | \$12.61                    | \$7.59                     |                            |
| <b>Net Operating Income</b>               | \$375,287                   | \$232,605                  | \$144,992                  |                            |
| <b>Full Market Value</b>                  | \$213,820                   | \$1,756,000                | \$659,000                  |                            |
| <b>Market Value per SqFt</b>              | \$11.79                     | \$109.20                   | \$43.13                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.81                       | 1.17                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-04868-7501                | 3-05088-0006               | 3-05056-0064               | 3-05085-0072               |
| <b>Condominium Section</b>                | 0338-R1                     |                            |                            |                            |
| <b>Address</b>                            | 260 LINDEN BOULEVARD        | 164 LINDEN BOULEVARD       | 181 CLARKSON AVENUE        | 233 LINDEN BOULEVARD       |
| <b>Neighborhood</b>                       | FLATBUSH-EAST               | FLATBUSH-CENTRAL           | FLATBUSH-CENTRAL           | FLATBUSH-CENTRAL           |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 58                          | 64                         | 54                         | 40                         |
| <b>Year Built</b>                         |                             | 1924                       | 1926                       | 1925                       |
| <b>Gross SqFt</b>                         | 68,514                      | 54,000                     | 54,000                     | 33,044                     |
| <b>Estimated Gross Income</b>             | \$857,795                   | \$686,617                  | \$545,471                  | \$413,577                  |
| <b>Gross Income per SqFt</b>              | \$12.52                     | \$12.72                    | \$10.10                    | \$12.52                    |
| <b>Estimated Expense</b>                  | \$376,142                   | \$275,627                  | \$259,472                  | \$181,376                  |
| <b>Expense SqFt</b>                       | \$5.49                      | \$5.10                     | \$4.81                     | \$5.49                     |
| <b>Net Operating Income</b>               | \$481,653                   | \$410,990                  | \$285,999                  | \$232,201                  |
| <b>Full Market Value</b>                  | \$3,039,995                 | \$2,269,000                | \$1,256,000                | \$1,465,000                |
| <b>Market Value per SqFt</b>              | \$44.37                     | \$42.02                    | \$23.26                    | \$44.33                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.41                       | 0.18                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05054-7501                | 3-05053-0038               | 3-05061-0010               |                            |
| <b>Condominium Section</b>                | 0289-R1                     |                            |                            |                            |
| <b>Address</b>                            | 353 OCEAN AVENUE            | 354 OCEAN AVENUE           | 59 ST PAUL'S PLACE         |                            |
| <b>Neighborhood</b>                       | FLATBUSH-CENTRAL            | FLATBUSH-CENTRAL           | FLATBUSH-CENTRAL           |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 55                          | 62                         | 53                         |                            |
| <b>Year Built</b>                         | 1930                        | 1915                       | 1929                       |                            |
| <b>Gross SqFt</b>                         | 55,638                      | 55,200                     | 46,352                     |                            |
| <b>Estimated Gross Income</b>             | \$668,212                   | \$639,297                  | \$576,098                  |                            |
| <b>Gross Income per SqFt</b>              | \$12.01                     | \$11.58                    | \$12.43                    |                            |
| <b>Estimated Expense</b>                  | \$300,445                   | \$330,652                  | \$223,037                  |                            |
| <b>Expense SqFt</b>                       | \$5.40                      | \$5.99                     | \$4.81                     |                            |
| <b>Net Operating Income</b>               | \$367,767                   | \$308,645                  | \$353,061                  |                            |
| <b>Full Market Value</b>                  | \$2,283,997                 | \$1,573,000                | \$1,270,000                |                            |
| <b>Market Value per SqFt</b>              | \$41.05                     | \$28.50                    | \$27.40                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.19                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05054-7502                | 3-05058-0001               | 3-05081-0052               | 3-05083-0095               |
| <b>Condominium Section</b>                | 0670-R1                     |                            |                            |                            |
| <b>Address</b>                            | 161 WOODRUFF AVENUE         | 45 PARADE PLACE            | 499 OCEAN AVENUE           | 2164 CATON AVENUE          |
| <b>Neighborhood</b>                       | FLATBUSH-CENTRAL            | FLATBUSH-CENTRAL           | FLATBUSH-CENTRAL           | FLATBUSH-CENTRAL           |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 31                          | 24                         | 36                         | 41                         |
| <b>Year Built</b>                         | 1929                        | 1931                       | 1931                       | 1937                       |
| <b>Gross SqFt</b>                         | 32,396                      | 26,454                     | 33,600                     | 35,736                     |
| <b>Estimated Gross Income</b>             | \$439,614                   | \$315,025                  | \$467,157                  | \$485,110                  |
| <b>Gross Income per SqFt</b>              | \$13.57                     | \$11.91                    | \$13.90                    | \$13.57                    |
| <b>Estimated Expense</b>                  | \$191,460                   | \$157,076                  | \$197,769                  | \$216,525                  |
| <b>Expense SqFt</b>                       | \$5.91                      | \$5.94                     | \$5.89                     | \$6.06                     |
| <b>Net Operating Income</b>               | \$248,154                   | \$157,949                  | \$269,388                  | \$268,585                  |
| <b>Full Market Value</b>                  | \$1,611,000                 | \$978,000                  | \$1,246,000                | \$1,744,000                |
| <b>Market Value per SqFt</b>              | \$49.73                     | \$36.97                    | \$37.08                    | \$48.80                    |
| <b>Distance from Condominium in miles</b> |                             | 0.26                       | 0.24                       | 0.21                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05060-7501         | 3-05058-0040        | 3-05080-0068        | 3-05079-0019        |
| Condominium Section                | 2201-R1              |                     |                     |                     |
| Address                            | 1735 CATON AVENUE    | 48 ST PAUL'S PLACE  | 510 OCEAN AVENUE    | 142 ST PAUL'S PLACE |
| Neighborhood                       | FLATBUSH-CENTRAL     | FLATBUSH-CENTRAL    | FLATBUSH-CENTRAL    | FLATBUSH-CENTRAL    |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D7-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 25                   | 53                  | 33                  | 16                  |
| Year Built                         | 2006                 | 1951                | 1926                | 1912                |
| Gross SqFt                         | 28,202               | 37,600              | 30,000              | 16,080              |
| Estimated Gross Income             | \$547,965            | \$514,902           | \$582,775           | \$435,380           |
| Gross Income per SqFt              | \$19.43              | \$13.69             | \$19.43             | \$27.08             |
| Estimated Expense                  | \$200,798            | \$223,014           | \$213,499           | \$202,775           |
| Expense SqFt                       | \$7.12               | \$5.93              | \$7.12              | \$12.61             |
| Net Operating Income               | \$347,167            | \$291,888           | \$369,276           | \$232,605           |
| Full Market Value                  | \$2,492,003          | \$1,901,000         | \$2,651,000         | \$1,756,000         |
| Market Value per SqFt              | \$88.36              | \$50.56             | \$88.37             | \$109.20            |
| Distance from Condominium in miles |                      | 0.06                | 0.15                | 0.11                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05060-7502         | 3-05079-0019        | 3-05080-0068        |                     |
| Condominium Section                | 2349-R1              |                     |                     |                     |
| Address                            | 34 CROOKE AVENUE     | 142 ST PAUL'S PLACE | 510 OCEAN AVENUE    |                     |
| Neighborhood                       | FLATBUSH-CENTRAL     | FLATBUSH-CENTRAL    | FLATBUSH-CENTRAL    |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D7-ELEVATOR         |                     |
| Total Units                        | 23                   | 16                  | 33                  |                     |
| Year Built                         | 2007                 | 1912                | 1926                |                     |
| Gross SqFt                         | 30,000               | 16,080              | 30,000              |                     |
| Estimated Gross Income             | \$729,300            | \$435,380           | \$582,775           |                     |
| Gross Income per SqFt              | \$24.31              | \$27.08             | \$19.43             |                     |
| Estimated Expense                  | \$255,600            | \$202,775           | \$213,499           |                     |
| Expense SqFt                       | \$8.52               | \$12.61             | \$7.12              |                     |
| Net Operating Income               | \$473,700            | \$232,605           | \$369,276           |                     |
| Full Market Value                  | \$3,546,002          | \$1,756,000         | \$2,651,000         |                     |
| Market Value per SqFt              | \$118.20             | \$109.20            | \$88.37             |                     |
| Distance from Condominium in miles |                      | 0.11                | 0.15                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05083-7501                | 3-05079-0019               | 3-04868-0024               | 3-05080-0068               |
| <b>Condominium Section</b>                | 1933-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2233 CATON AVENUE           | 142 ST PAUL'S PLACE        | 274 LINDEN BOULEVARD       | 510 OCEAN AVENUE           |
| <b>Neighborhood</b>                       | FLATBUSH-CENTRAL            | FLATBUSH-CENTRAL           | FLATBUSH-EAST              | FLATBUSH-CENTRAL           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 15                          | 16                         | 16                         | 33                         |
| <b>Year Built</b>                         | 2006                        | 1912                       | 1931                       | 1926                       |
| <b>Gross SqFt</b>                         | 14,055                      | 16,080                     | 15,800                     | 30,000                     |
| <b>Estimated Gross Income</b>             | \$273,089                   | \$435,380                  | \$234,474                  | \$582,775                  |
| <b>Gross Income per SqFt</b>              | \$19.43                     | \$27.08                    | \$14.84                    | \$19.43                    |
| <b>Estimated Expense</b>                  | \$100,072                   | \$202,775                  | \$102,296                  | \$213,499                  |
| <b>Expense SqFt</b>                       | \$7.12                      | \$12.61                    | \$6.47                     | \$7.12                     |
| <b>Net Operating Income</b>               | \$173,017                   | \$232,605                  | \$132,178                  | \$369,276                  |
| <b>Full Market Value</b>                  | \$1,242,000                 | \$1,756,000                | \$411,000                  | \$2,651,000                |
| <b>Market Value per SqFt</b>              | \$88.37                     | \$109.20                   | \$26.01                    | \$88.37                    |
| <b>Distance from Condominium in miles</b> |                             | 0.33                       | 0.50                       | 0.29                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05141-7501                | 3-05143-0084               | 3-05424-0080               | 3-05320-0097               |
| <b>Condominium Section</b>                | 2669-R1                     |                            |                            |                            |
| <b>Address</b>                            | 651 CONEY ISLAND AVENUE     | 365 WESTMINSTER ROAD       | 229 PARKVILLE AVENUE       | 91 OCEAN PARKWAY           |
| <b>Neighborhood</b>                       | FLATBUSH-CENTRAL            | FLATBUSH-CENTRAL           | OCEAN PARKWAY-NORTH        | KENSINGTON                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D8-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 21                          | 46                         | 41                         | 43                         |
| <b>Year Built</b>                         | 2007                        | 1928                       | 2004                       | 1959                       |
| <b>Gross SqFt</b>                         | 23,170                      | 41,892                     | 43,018                     | 32,580                     |
| <b>Estimated Gross Income</b>             | \$368,635                   | \$732,471                  | \$684,491                  | \$499,310                  |
| <b>Gross Income per SqFt</b>              | \$15.91                     | \$17.48                    | \$15.91                    | \$15.33                    |
| <b>Estimated Expense</b>                  | \$146,666                   | \$345,967                  | \$272,124                  | \$216,446                  |
| <b>Expense SqFt</b>                       | \$6.33                      | \$8.26                     | \$6.33                     | \$6.64                     |
| <b>Net Operating Income</b>               | \$221,969                   | \$386,504                  | \$412,367                  | \$282,864                  |
| <b>Full Market Value</b>                  | \$1,515,000                 | \$2,706,000                | \$2,814,000                | \$1,910,000                |
| <b>Market Value per SqFt</b>              | \$65.39                     | \$64.59                    | \$65.41                    | \$58.62                    |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.60                       | 0.63                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05142-7501                | 3-05079-0019               | 3-05160-0043               |                            |
| <b>Condominium Section</b>                | 2270-R1                     |                            |                            |                            |
| <b>Address</b>                            | 355 STRATFORD ROAD          | 142 ST PAUL'S PLACE        | 1705 DORCHESTER ROAD       |                            |
| <b>Neighborhood</b>                       | FLATBUSH-CENTRAL            | FLATBUSH-CENTRAL           | FLATBUSH-CENTRAL           |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 12                          | 16                         | 37                         |                            |
| <b>Year Built</b>                         | 2007                        | 1912                       | 1926                       |                            |
| <b>Gross SqFt</b>                         | 13,252                      | 16,080                     | 30,000                     |                            |
| <b>Estimated Gross Income</b>             | \$298,568                   | \$435,380                  | \$476,310                  |                            |
| <b>Gross Income per SqFt</b>              | \$22.53                     | \$27.08                    | \$15.88                    |                            |
| <b>Estimated Expense</b>                  | \$105,883                   | \$202,775                  | \$181,777                  |                            |
| <b>Expense SqFt</b>                       | \$7.99                      | \$12.61                    | \$6.06                     |                            |
| <b>Net Operating Income</b>               | \$192,685                   | \$232,605                  | \$294,533                  |                            |
| <b>Full Market Value</b>                  | \$1,423,996                 | \$1,756,000                | \$2,009,000                |                            |
| <b>Market Value per SqFt</b>              | \$107.46                    | \$109.20                   | \$66.97                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.71                       | 0.30                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05147-7501                | 3-05079-0019               | 3-05160-0043               |                            |
| <b>Condominium Section</b>                | 2644-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1600 BEVERLY ROAD           | 142 ST PAUL'S PLACE        | 1705 DORCHESTER ROAD       |                            |
| <b>Neighborhood</b>                       | FLATBUSH-CENTRAL            | FLATBUSH-CENTRAL           | FLATBUSH-CENTRAL           |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 17                          | 16                         | 37                         |                            |
| <b>Year Built</b>                         | 2007                        | 1912                       | 1926                       |                            |
| <b>Gross SqFt</b>                         | 22,500                      | 16,080                     | 30,000                     |                            |
| <b>Estimated Gross Income</b>             | \$506,925                   | \$435,380                  | \$476,310                  |                            |
| <b>Gross Income per SqFt</b>              | \$22.53                     | \$27.08                    | \$15.88                    |                            |
| <b>Estimated Expense</b>                  | \$179,775                   | \$202,775                  | \$181,777                  |                            |
| <b>Expense SqFt</b>                       | \$7.99                      | \$12.61                    | \$6.06                     |                            |
| <b>Net Operating Income</b>               | \$327,150                   | \$232,605                  | \$294,533                  |                            |
| <b>Full Market Value</b>                  | \$1,632,016                 | \$1,756,000                | \$2,009,000                |                            |
| <b>Market Value per SqFt</b>              | \$72.53                     | \$109.20                   | \$66.97                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.51                       | 0.14                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05185-7501         | 3-05162-0022        | 3-05162-0038        | 3-05185-0064        |
| Condominium Section                | 0070-R1              |                     |                     |                     |
| Address                            | 2108 DORCHESTER ROAD | 822 OCEAN AVENUE    | 860 OCEAN AVENUE    | 543 EAST 21 STREET  |
| Neighborhood                       | FLATBUSH-CENTRAL     | FLATBUSH-CENTRAL    | FLATBUSH-CENTRAL    | FLATBUSH-CENTRAL    |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 48                   | 47                  | 54                  | 59                  |
| Year Built                         | 1912                 | 1936                | 1940                | 1931                |
| Gross SqFt                         | 63,000               | 54,307              | 58,056              | 49,854              |
| Estimated Gross Income             | \$781,830            | \$627,172           | \$733,212           | \$618,759           |
| Gross Income per SqFt              | \$12.41              | \$11.55             | \$12.63             | \$12.41             |
| Estimated Expense                  | \$324,450            | \$251,610           | \$364,007           | \$256,538           |
| Expense SqFt                       | \$5.15               | \$4.63              | \$6.27              | \$5.15              |
| Net Operating Income               | \$457,380            | \$375,562           | \$369,205           | \$362,221           |
| Full Market Value                  | \$2,877,002          | \$2,152,000         | \$2,337,000         | \$2,278,000         |
| Market Value per SqFt              | \$45.67              | \$39.63             | \$40.25             | \$45.69             |
| Distance from Condominium in miles |                      | 0.15                | 0.15                | 0.00                |

|                                    | CONDOMINIUM PROPERTY    | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-------------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05197-7501            | 3-05421-0035        |                     |                     |
| Condominium Section                | 2603-R1                 |                     |                     |                     |
| Address                            | 931 CONEY ISLAND AVENUE | 312 WEBSTER AVENUE  |                     |                     |
| Neighborhood                       | FLATBUSH-CENTRAL        | OCEAN PARKWAY-NORTH |                     |                     |
| Building Classification            | R9-CONDOMINIUM          | C1-WALK-UP          |                     |                     |
| Total Units                        | 48                      | 38                  |                     |                     |
| Year Built                         | 1931                    | 1930                |                     |                     |
| Gross SqFt                         | 43,663                  | 25,500              |                     |                     |
| Estimated Gross Income             | \$668,917               | \$390,593           |                     |                     |
| Gross Income per SqFt              | \$15.32                 | \$15.32             |                     |                     |
| Estimated Expense                  | \$287,303               | \$167,906           |                     |                     |
| Expense SqFt                       | \$6.58                  | \$6.58              |                     |                     |
| Net Operating Income               | \$381,614               | \$222,687           |                     |                     |
| Full Market Value                  | \$2,307,000             | \$1,503,000         |                     |                     |
| Market Value per SqFt              | \$52.84                 | \$58.94             |                     |                     |
| Distance from Condominium in miles |                         | 0.24                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05259-7501                | 3-00879-0013               | 3-05079-0019               | 3-01091-0040               |
| <b>Condominium Section</b>                | 1023-R1                     |                            |                            |                            |
| <b>Address</b>                            | 101 PROSPECT PARK SOUTHWEST | 252 18 STREET              | 142 ST PAUL'S PLACE        | 136 PROSPECT PARK WEST     |
| <b>Neighborhood</b>                       | WINDSOR TERRACE             | SUNSET PARK                | FLATBUSH-CENTRAL           | PARK SLOPE                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 15                          | 18                         | 16                         | 18                         |
| <b>Year Built</b>                         | 2004                        | 2010                       | 1912                       | 1931                       |
| <b>Gross SqFt</b>                         | 11,425                      | 20,816                     | 16,080                     | 20,562                     |
| <b>Estimated Gross Income</b>             | \$270,773                   | \$371,730                  | \$435,380                  | \$487,231                  |
| <b>Gross Income per SqFt</b>              | \$23.70                     | \$17.86                    | \$27.08                    | \$23.70                    |
| <b>Estimated Expense</b>                  | \$102,825                   | \$54,375                   | \$202,775                  | \$185,148                  |
| <b>Expense SqFt</b>                       | \$9.00                      | \$2.61                     | \$12.61                    | \$9.00                     |
| <b>Net Operating Income</b>               | \$167,948                   | \$317,355                  | \$232,605                  | \$302,083                  |
| <b>Full Market Value</b>                  | \$1,251,002                 | \$2,234,000                | \$1,756,000                | \$1,785,000                |
| <b>Market Value per SqFt</b>              | \$109.50                    | \$107.32                   | \$109.20                   | \$86.81                    |
| <b>Distance from Condominium in miles</b> |                             | 0.88                       | 0.82                       | 0.53                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05267-7501                | 3-05059-0020               | 3-01116-0063               | 3-05334-0026               |
| <b>Condominium Section</b>                | 2531-R1                     |                            |                            |                            |
| <b>Address</b>                            | 138 SEELEY STREET           | 92 WOODRUFF AVENUE         | 577 PROSPECT AVENUE        | 300 EAST 2 STREET          |
| <b>Neighborhood</b>                       | WINDSOR TERRACE             | FLATBUSH-CENTRAL           | WINDSOR TERRACE            | KENSINGTON                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C7-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 9                           | 16                         | 13                         | 12                         |
| <b>Year Built</b>                         | 2007                        | 1931                       | 2001                       | 1966                       |
| <b>Gross SqFt</b>                         | 12,012                      | 11,160                     | 18,105                     | 13,526                     |
| <b>Estimated Gross Income</b>             | \$282,945                   | \$234,012                  | \$377,361                  | \$164,847                  |
| <b>Gross Income per SqFt</b>              | \$23.56                     | \$20.97                    | \$20.84                    | \$12.19                    |
| <b>Estimated Expense</b>                  | \$116,083                   | \$95,945                   | \$154,718                  | \$64,923                   |
| <b>Expense SqFt</b>                       | \$9.66                      | \$8.60                     | \$8.55                     | \$4.80                     |
| <b>Net Operating Income</b>               | \$166,862                   | \$138,067                  | \$222,643                  | \$99,924                   |
| <b>Full Market Value</b>                  | \$1,214,999                 | \$622,000                  | \$1,621,000                | \$624,000                  |
| <b>Market Value per SqFt</b>              | \$101.15                    | \$55.73                    | \$89.53                    | \$46.13                    |
| <b>Distance from Condominium in miles</b> |                             | 0.75                       | 0.23                       | 0.68                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05273-7501         | 3-05328-0079        | 3-01105-0063        | 3-01116-0063        |
| Condominium Section                | 1772-R1              |                     |                     |                     |
| Address                            | 35 EAST 4 STREET     | 221 EAST 5 STREET   | 419 16 STREET       | 577 PROSPECT AVENUE |
| Neighborhood                       | WINDSOR TERRACE      | KENSINGTON          | PARK SLOPE SOUTH    | WINDSOR TERRACE     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C7-WALK-UP          |
| Total Units                        | 6                    | 12                  | 16                  | 13                  |
| Year Built                         | 2005                 | 1926                | 1920                | 2001                |
| Gross SqFt                         | 4,800                | 12,800              | 11,844              | 18,105              |
| Estimated Gross Income             | \$100,032            | \$153,164           | \$298,223           | \$377,361           |
| Gross Income per SqFt              | \$20.84              | \$11.97             | \$25.18             | \$20.84             |
| Estimated Expense                  | \$41,040             | \$66,794            | \$62,781            | \$154,718           |
| Expense SqFt                       | \$8.55               | \$5.22              | \$5.30              | \$8.55              |
| Net Operating Income               | \$58,992             | \$86,370            | \$235,442           | \$222,643           |
| Full Market Value                  | \$430,000            | \$431,000           | \$1,771,000         | \$1,621,000         |
| Market Value per SqFt              | \$89.58              | \$33.67             | \$149.53            | \$89.53             |
| Distance from Condominium in miles |                      | 0.37                | 0.68                | 0.37                |

|                                    | CONDOMINIUM PROPERTY     | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|--------------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05281-7501             | 3-00879-0013        | 3-01042-0059        |                     |
| Condominium Section                | 2108-R1                  |                     |                     |                     |
| Address                            | 3001 FT HAMILTON PARKWAY | 252 18 STREET       | 257 15 STREET       |                     |
| Neighborhood                       | WINDSOR TERRACE          | SUNSET PARK         | PARK SLOPE SOUTH    |                     |
| Building Classification            | R4-CONDOMINIUM           | D9-ELEVATOR         | D9-ELEVATOR         |                     |
| Total Units                        | 9                        | 18                  | 24                  |                     |
| Year Built                         | 2007                     | 2010                | 2002                |                     |
| Gross SqFt                         | 12,196                   | 20,816              | 21,056              |                     |
| Estimated Gross Income             | \$216,601                | \$371,730           | \$371,648           |                     |
| Gross Income per SqFt              | \$17.76                  | \$17.86             | \$17.65             |                     |
| Estimated Expense                  | \$78,542                 | \$54,375            | \$216,307           |                     |
| Expense SqFt                       | \$6.44                   | \$2.61              | \$10.27             |                     |
| Net Operating Income               | \$138,059                | \$317,355           | \$155,341           |                     |
| Full Market Value                  | \$969,998                | \$2,234,000         | \$1,051,000         |                     |
| Market Value per SqFt              | \$79.53                  | \$107.32            | \$49.91             |                     |
| Distance from Condominium in miles |                          | 1.08                | 1.20                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05287-7501                | 3-05320-0097               | 3-05325-0003               | 3-01054-0010               |
| <b>Condominium Section</b>                | 0377-R1                     |                            |                            |                            |
| <b>Address</b>                            | 207 PROSPECT PARK SOUTHWEST | 91 OCEAN PARKWAY           | 210 CATON AVENUE           | 593 6 AVENUE               |
| <b>Neighborhood</b>                       | WINDSOR TERRACE             | KENSINGTON                 | KENSINGTON                 | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 35                          | 43                         | 46                         | 25                         |
| <b>Year Built</b>                         | 1990                        | 1959                       | 1960                       | 2009                       |
| <b>Gross SqFt</b>                         | 29,983                      | 32,580                     | 36,264                     | 32,719                     |
| <b>Estimated Gross Income</b>             | \$419,762                   | \$499,310                  | \$501,550                  | \$458,039                  |
| <b>Gross Income per SqFt</b>              | \$14.00                     | \$15.33                    | \$13.83                    | \$14.00                    |
| <b>Estimated Expense</b>                  | \$144,218                   | \$216,446                  | \$200,721                  | \$157,371                  |
| <b>Expense SqFt</b>                       | \$4.81                      | \$6.64                     | \$5.53                     | \$4.81                     |
| <b>Net Operating Income</b>               | \$275,544                   | \$282,864                  | \$300,829                  | \$300,668                  |
| <b>Full Market Value</b>                  | \$1,809,002                 | \$1,910,000                | \$1,364,000                | \$1,974,000                |
| <b>Market Value per SqFt</b>              | \$60.33                     | \$58.62                    | \$37.61                    | \$60.33                    |
| <b>Distance from Condominium in miles</b> |                             | 0.20                       | 0.45                       | 1.09                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05322-7501                | 3-05317-0011               | 3-05338-0081               | 3-05156-0021               |
| <b>Condominium Section</b>                | 1726-R1                     |                            |                            |                            |
| <b>Address</b>                            | 346 CONEY ISLAND AVENUE     | 170 EAST 4 STREET          | 250 OCEAN PARKWAY          | 400 RUGBY ROAD             |
| <b>Neighborhood</b>                       | KENSINGTON                  | KENSINGTON                 | KENSINGTON                 | FLATBUSH-CENTRAL           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 59                          | 71                         | 77                         | 67                         |
| <b>Year Built</b>                         | 2006                        | 1962                       | 1925                       | 1959                       |
| <b>Gross SqFt</b>                         | 75,797                      | 62,400                     | 67,776                     | 77,478                     |
| <b>Estimated Gross Income</b>             | \$1,136,955                 | \$974,997                  | \$1,016,545                | \$1,100,522                |
| <b>Gross Income per SqFt</b>              | \$15.00                     | \$15.62                    | \$15.00                    | \$14.20                    |
| <b>Estimated Expense</b>                  | \$400,208                   | \$425,310                  | \$403,067                  | \$546,216                  |
| <b>Expense SqFt</b>                       | \$5.28                      | \$6.82                     | \$5.95                     | \$7.05                     |
| <b>Net Operating Income</b>               | \$736,747                   | \$549,687                  | \$613,478                  | \$554,306                  |
| <b>Full Market Value</b>                  | \$4,940,003                 | \$2,178,000                | \$4,115,000                | \$3,654,000                |
| <b>Market Value per SqFt</b>              | \$65.17                     | \$34.90                    | \$60.71                    | \$47.16                    |
| <b>Distance from Condominium in miles</b> |                             | 0.29                       | 0.39                       | 0.76                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05328-7501                | 3-05325-0003               | 3-01054-0010               | 3-05100-0064               |
| <b>Condominium Section</b>                | 0994-R1                     |                            |                            |                            |
| <b>Address</b>                            | 150 OCEAN PARKWAY           | 210 CATON AVENUE           | 593 6 AVENUE               | 600 OCEAN AVENUE           |
| <b>Neighborhood</b>                       | KENSINGTON                  | KENSINGTON                 | PARK SLOPE SOUTH           | FLATBUSH-CENTRAL           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D9-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 26                          | 46                         | 25                         | 24                         |
| <b>Year Built</b>                         | 2002                        | 1960                       | 2009                       | 1935                       |
| <b>Gross SqFt</b>                         | 29,800                      | 36,264                     | 32,719                     | 24,258                     |
| <b>Estimated Gross Income</b>             | \$412,134                   | \$501,550                  | \$458,039                  | \$261,690                  |
| <b>Gross Income per SqFt</b>              | \$13.83                     | \$13.83                    | \$14.00                    | \$10.79                    |
| <b>Estimated Expense</b>                  | \$164,794                   | \$200,721                  | \$157,371                  | \$145,357                  |
| <b>Expense SqFt</b>                       | \$5.53                      | \$5.53                     | \$4.81                     | \$5.99                     |
| <b>Net Operating Income</b>               | \$247,340                   | \$300,829                  | \$300,668                  | \$116,333                  |
| <b>Full Market Value</b>                  | \$1,616,998                 | \$1,364,000                | \$1,974,000                | \$692,000                  |
| <b>Market Value per SqFt</b>              | \$54.26                     | \$37.61                    | \$60.33                    | \$28.53                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 1.29                       | 0.76                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05339-7501                | 3-05079-0019               | 3-00879-0013               | 3-01042-0059               |
| <b>Condominium Section</b>                | 2394-R1                     |                            |                            |                            |
| <b>Address</b>                            | 235 OCEAN PARKWAY           | 142 ST PAUL'S PLACE        | 252 18 STREET              | 257 15 STREET              |
| <b>Neighborhood</b>                       | KENSINGTON                  | FLATBUSH-CENTRAL           | SUNSET PARK                | PARK SLOPE SOUTH           |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D9-ELEVATOR                | D9-ELEVATOR                | D9-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 16                         | 18                         | 24                         |
| <b>Year Built</b>                         | 2007                        | 1912                       | 2010                       | 2002                       |
| <b>Gross SqFt</b>                         | 14,535                      | 16,080                     | 20,816                     | 21,056                     |
| <b>Estimated Gross Income</b>             | \$259,595                   | \$435,380                  | \$371,730                  | \$371,648                  |
| <b>Gross Income per SqFt</b>              | \$17.86                     | \$27.08                    | \$17.86                    | \$17.65                    |
| <b>Estimated Expense</b>                  | \$37,936                    | \$202,775                  | \$54,375                   | \$216,307                  |
| <b>Expense SqFt</b>                       | \$2.61                      | \$12.61                    | \$2.61                     | \$10.27                    |
| <b>Net Operating Income</b>               | \$221,659                   | \$232,605                  | \$317,355                  | \$155,341                  |
| <b>Full Market Value</b>                  | \$1,559,999                 | \$1,756,000                | \$2,234,000                | \$1,051,000                |
| <b>Market Value per SqFt</b>              | \$107.33                    | \$109.20                   | \$107.32                   | \$49.91                    |
| <b>Distance from Condominium in miles</b> |                             | 0.70                       | 1.53                       | 1.63                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05347-7501         | 3-05382-0033        | 3-05351-0004        |                     |
| Condominium Section                | 0045-R1              |                     |                     |                     |
| Address                            | 3801 15 AVENUE       | 526 DAHILL ROAD     | 3403 14 AVENUE      |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 22                   | 20                  | 19                  |                     |
| Year Built                         | 1983                 | 1922                | 1926                |                     |
| Gross SqFt                         | 33,224               | 14,200              | 14,400              |                     |
| Estimated Gross Income             | \$453,175            | \$177,245           | \$212,981           |                     |
| Gross Income per SqFt              | \$13.64              | \$12.48             | \$14.79             |                     |
| Estimated Expense                  | \$186,387            | \$78,985            | \$81,305            |                     |
| Expense SqFt                       | \$5.61               | \$5.56              | \$5.65              |                     |
| Net Operating Income               | \$266,788            | \$98,260            | \$131,676           |                     |
| Full Market Value                  | \$1,735,008          | \$576,000           | \$879,000           |                     |
| Market Value per SqFt              | \$52.22              | \$40.56             | \$61.04             |                     |
| Distance from Condominium in miles |                      | 0.17                | 0.27                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05347-7501         | 3-05351-0004        | 3-05371-0045        | 3-05334-0026        |
| Condominium Section                | 0045-R2              |                     |                     |                     |
| Address                            | 3802 15 AVENUE       | 3403 14 AVENUE      | 564 EAST 3 STREET   | 300 EAST 2 STREET   |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | OCEAN PARKWAY-NORTH | KENSINGTON          |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C7-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 22                   | 19                  | 44                  | 12                  |
| Year Built                         | 1983                 | 1926                | 1924                | 1966                |
| Gross SqFt                         | 33,224               | 14,400              | 34,000              | 13,526              |
| Estimated Gross Income             | \$405,001            | \$212,981           | \$413,978           | \$164,847           |
| Gross Income per SqFt              | \$12.19              | \$14.79             | \$12.18             | \$12.19             |
| Estimated Expense                  | \$159,475            | \$81,305            | \$172,989           | \$64,923            |
| Expense SqFt                       | \$4.80               | \$5.65              | \$5.09              | \$4.80              |
| Net Operating Income               | \$245,526            | \$131,676           | \$240,989           | \$99,924            |
| Full Market Value                  | \$1,533,994          | \$879,000           | \$1,404,000         | \$624,000           |
| Market Value per SqFt              | \$46.17              | \$61.04             | \$41.29             | \$46.13             |
| Distance from Condominium in miles |                      | 0.20                | 0.29                | 0.40                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05364-7501                | 3-05382-0033               | 3-06499-0033               | 3-05385-0056               |
| <b>Condominium Section</b>                | 0004-R1                     |                            |                            |                            |
| <b>Address</b>                            | 4007 15 AVENUE              | 526 DAHILL ROAD            | 202 FOSTER AVENUE          | 755 MC DONALD AVENUE       |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | OCEAN PARKWAY-NORTH        | OCEAN PARKWAY-NORTH        |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C7-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 20                         | 12                         | 13                         |
| <b>Year Built</b>                         | 1982                        | 1922                       | 1999                       | 1930                       |
| <b>Gross SqFt</b>                         | 18,993                      | 14,200                     | 17,520                     | 9,096                      |
| <b>Estimated Gross Income</b>             | \$349,471                   | \$177,245                  | \$345,418                  | \$167,332                  |
| <b>Gross Income per SqFt</b>              | \$18.40                     | \$12.48                    | \$19.72                    | \$18.40                    |
| <b>Estimated Expense</b>                  | \$139,599                   | \$78,985                   | \$120,896                  | \$66,811                   |
| <b>Expense SqFt</b>                       | \$7.35                      | \$5.56                     | \$6.90                     | \$7.35                     |
| <b>Net Operating Income</b>               | \$209,872                   | \$98,260                   | \$224,522                  | \$100,521                  |
| <b>Full Market Value</b>                  | \$1,285,908                 | \$576,000                  | \$1,617,000                | \$713,000                  |
| <b>Market Value per SqFt</b>              | \$67.70                     | \$40.56                    | \$92.29                    | \$78.39                    |
| <b>Distance from Condominium in miles</b> |                             | 0.13                       | 0.69                       | 0.21                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05367-7502                | 3-01866-0021               | 3-00171-0049               | 3-01514-0018               |
| <b>Condominium Section</b>                | 3102-R1                     |                            |                            |                            |
| <b>Address</b>                            | 3715 15 AVENUE              | 52 HERKIMER PLACE          | 337 STATE STREET           | 354 CHAUNCEY STREET        |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BEDFORD STUYVESANT         | DOWNTOWN-FULTON MALL       | OCEAN HILL                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | C1-WALK-UP                 | D1-ELEVATOR                | C1-WALK-UP                 |
| <b>Total Units</b>                        | 36                          | 12                         | 60                         | 16                         |
| <b>Year Built</b>                         | 2007                        | 1931                       | 1930                       | 1906                       |
| <b>Gross SqFt</b>                         | 61,323                      | 7,437                      | 39,770                     | 7,280                      |
| <b>Estimated Gross Income</b>             | \$1,210,516                 | \$137,827                  | \$917,632                  | \$165,306                  |
| <b>Gross Income per SqFt</b>              | \$19.74                     | \$18.53                    | \$23.07                    | \$22.71                    |
| <b>Estimated Expense</b>                  | \$496,103                   | \$62,292                   | \$348,953                  | \$83,162                   |
| <b>Expense SqFt</b>                       | \$8.09                      | \$8.38                     | \$8.77                     | \$11.42                    |
| <b>Net Operating Income</b>               | \$714,413                   | \$75,535                   | \$568,679                  | \$82,144                   |
| <b>Full Market Value</b>                  | \$5,145,001                 | \$489,000                  | \$4,221,000                | \$605,000                  |
| <b>Market Value per SqFt</b>              | \$83.90                     | \$65.75                    | \$106.14                   | \$83.10                    |
| <b>Distance from Condominium in miles</b> |                             | 3.20                       | 3.46                       | 4.41                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-05374-7501         | 3-05079-0019        | 3-05424-0080         | 3-05395-0008        |
| Condominium Section                | 0683-R1              |                     |                      |                     |
| Address                            | 400 OCEAN PARKWAY    | 142 ST PAUL'S PLACE | 229 PARKVILLE AVENUE | 638 EAST 2 STREET   |
| Neighborhood                       | OCEAN PARKWAY-NORTH  | FLATBUSH-CENTRAL    | OCEAN PARKWAY-NORTH  | OCEAN PARKWAY-NORTH |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         | D8-ELEVATOR          | D7-ELEVATOR         |
| Total Units                        | 22                   | 16                  | 41                   | 37                  |
| Year Built                         | 1989                 | 1912                | 2004                 | 1931                |
| Gross SqFt                         | 19,110               | 16,080              | 43,018               | 40,150              |
| Estimated Gross Income             | \$304,040            | \$435,380           | \$684,491            | \$496,494           |
| Gross Income per SqFt              | \$15.91              | \$27.08             | \$15.91              | \$12.37             |
| Estimated Expense                  | \$120,966            | \$202,775           | \$272,124            | \$166,466           |
| Expense SqFt                       | \$6.33               | \$12.61             | \$6.33               | \$4.15              |
| Net Operating Income               | \$183,074            | \$232,605           | \$412,367            | \$330,028           |
| Full Market Value                  | \$1,248,997          | \$1,756,000         | \$2,814,000          | \$1,355,000         |
| Market Value per SqFt              | \$65.36              | \$109.20            | \$65.41              | \$33.75             |
| Distance from Condominium in miles |                      | 0.96                | 0.58                 | 0.39                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05381-7501         | 3-05396-0039        | 3-05405-0028        |                     |
| Condominium Section                | 0169-R1              |                     |                     |                     |
| Address                            | 542 DAHILL ROAD      | 742 EAST 3 STREET   | 654 DAHILL ROAD     |                     |
| Neighborhood                       | BOROUGH PARK         | OCEAN PARKWAY-NORTH | BOROUGH PARK        |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 22                   | 22                  | 24                  |                     |
| Year Built                         | 1928                 | 1931                | 1930                |                     |
| Gross SqFt                         | 17,751               | 17,200              | 20,800              |                     |
| Estimated Gross Income             | \$236,266            | \$226,151           | \$279,910           |                     |
| Gross Income per SqFt              | \$13.31              | \$13.15             | \$13.46             |                     |
| Estimated Expense                  | \$80,235             | \$74,157            | \$98,118            |                     |
| Expense SqFt                       | \$4.52               | \$4.31              | \$4.72              |                     |
| Net Operating Income               | \$156,031            | \$151,994           | \$181,792           |                     |
| Full Market Value                  | \$1,006,998          | \$731,000           | \$887,000           |                     |
| Market Value per SqFt              | \$56.73              | \$42.50             | \$42.64             |                     |
| Distance from Condominium in miles |                      | 0.20                | 0.17                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05388-7501                | 3-05386-0081               | 3-05396-0054               |                            |
| <b>Condominium Section</b>                | 0753-R1                     |                            |                            |                            |
| <b>Address</b>                            | 411 DITMAS AVENUE           | 553 EAST 2 STREET          | 715 EAST 2 STREET          |                            |
| <b>Neighborhood</b>                       | OCEAN PARKWAY-NORTH         | OCEAN PARKWAY-NORTH        | OCEAN PARKWAY-NORTH        |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 3                           | 16                         | 16                         |                            |
| <b>Year Built</b>                         | 1930                        | 1923                       | 1931                       |                            |
| <b>Gross SqFt</b>                         | 1,859                       | 12,800                     | 10,480                     |                            |
| <b>Estimated Gross Income</b>             | \$25,636                    | \$160,978                  | \$157,103                  |                            |
| <b>Gross Income per SqFt</b>              | \$13.79                     | \$12.58                    | \$14.99                    |                            |
| <b>Estimated Expense</b>                  | \$12,585                    | \$74,503                   | \$80,837                   |                            |
| <b>Expense SqFt</b>                       | \$6.77                      | \$5.82                     | \$7.71                     |                            |
| <b>Net Operating Income</b>               | \$13,051                    | \$86,475                   | \$76,266                   |                            |
| <b>Full Market Value</b>                  | \$85,000                    | \$378,000                  | \$512,000                  |                            |
| <b>Market Value per SqFt</b>              | \$45.72                     | \$29.53                    | \$48.85                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.19                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05398-7501                | 3-06499-0033               | 3-06499-0013               | 3-05385-0056               |
| <b>Condominium Section</b>                | 2238-R1                     |                            |                            |                            |
| <b>Address</b>                            | 734 EAST 5 STREET           | 202 FOSTER AVENUE          | 198 FOSTER AVENUE          | 755 MC DONALD AVENUE       |
| <b>Neighborhood</b>                       | OCEAN PARKWAY-NORTH         | OCEAN PARKWAY-NORTH        | OCEAN PARKWAY-NORTH        | OCEAN PARKWAY-NORTH        |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C7-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 8                           | 12                         | 12                         | 13                         |
| <b>Year Built</b>                         | 2005                        | 1999                       | 1999                       | 1930                       |
| <b>Gross SqFt</b>                         | 8,340                       | 17,520                     | 17,520                     | 9,096                      |
| <b>Estimated Gross Income</b>             | \$164,465                   | \$345,418                  | \$376,275                  | \$167,332                  |
| <b>Gross Income per SqFt</b>              | \$19.72                     | \$19.72                    | \$21.48                    | \$18.40                    |
| <b>Estimated Expense</b>                  | \$57,546                    | \$120,896                  | \$154,273                  | \$66,811                   |
| <b>Expense SqFt</b>                       | \$6.90                      | \$6.90                     | \$8.81                     | \$7.35                     |
| <b>Net Operating Income</b>               | \$106,919                   | \$224,522                  | \$222,002                  | \$100,521                  |
| <b>Full Market Value</b>                  | \$770,002                   | \$1,617,000                | \$1,626,000                | \$713,000                  |
| <b>Market Value per SqFt</b>              | \$92.33                     | \$92.29                    | \$92.81                    | \$78.39                    |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.49                       | 0.23                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05400-7501         | 3-05390-0061        |                     |                     |
| Condominium Section                | 2462-R1              |                     |                     |                     |
| Address                            | 597 OCEAN PARKWAY    | 483 OCEAN PARKWAY   |                     |                     |
| Neighborhood                       | OCEAN PARKWAY-NORTH  | OCEAN PARKWAY-NORTH |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 44                   | 63                  |                     |                     |
| Year Built                         | 2008                 | 1964                |                     |                     |
| Gross SqFt                         | 43,528               | 48,600              |                     |                     |
| Estimated Gross Income             | \$861,419            | \$961,761           |                     |                     |
| Gross Income per SqFt              | \$19.79              | \$19.79             |                     |                     |
| Estimated Expense                  | \$390,446            | \$435,890           |                     |                     |
| Expense SqFt                       | \$8.97               | \$8.97              |                     |                     |
| Net Operating Income               | \$470,973            | \$525,871           |                     |                     |
| Full Market Value                  | \$3,394,002          | \$3,791,000         |                     |                     |
| Market Value per SqFt              | \$77.97              | \$78.00             |                     |                     |
| Distance from Condominium in miles |                      | 0.19                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05400-7501         | 3-05079-0019        |                     |                     |
| Condominium Section                | 2462-R2              |                     |                     |                     |
| Address                            | 597 OCEAN PARKWAY    | 142 ST PAUL'S PLACE |                     |                     |
| Neighborhood                       | OCEAN PARKWAY-NORTH  | FLATBUSH-CENTRAL    |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D9-ELEVATOR         |                     |                     |
| Total Units                        | 13                   | 16                  |                     |                     |
| Year Built                         | 2008                 | 1912                |                     |                     |
| Gross SqFt                         | 3,855                | 16,080              |                     |                     |
| Estimated Gross Income             | \$112,489            | \$435,380           |                     |                     |
| Gross Income per SqFt              | \$29.18              | \$27.08             |                     |                     |
| Estimated Expense                  | \$38,242             | \$202,775           |                     |                     |
| Expense SqFt                       | \$9.92               | \$12.61             |                     |                     |
| Net Operating Income               | \$74,247             | \$232,605           |                     |                     |
| Full Market Value                  | \$137,999            | \$1,756,000         |                     |                     |
| Market Value per SqFt              | \$35.80              | \$109.20            |                     |                     |
| Distance from Condominium in miles |                      | 1.18                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05400-7502                | 3-05421-0035               | 3-05421-0031               | 3-06498-0055               |
| <b>Condominium Section</b>                | 3022-R1                     |                            |                            |                            |
| <b>Address</b>                            | 640 DITMAS AVENUE           | 312 WEBSTER AVENUE         | 294 WEBSTER AVENUE         | 1001 AVENUE H              |
| <b>Neighborhood</b>                       | OCEAN PARKWAY-NORTH         | OCEAN PARKWAY-NORTH        | OCEAN PARKWAY-NORTH        | OCEAN PARKWAY-NORTH        |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 39                          | 38                         | 38                         | 38                         |
| <b>Year Built</b>                         | 1922                        | 1930                       | 1931                       | 1927                       |
| <b>Gross SqFt</b>                         | 30,619                      | 25,500                     | 25,500                     | 32,200                     |
| <b>Estimated Gross Income</b>             | \$469,083                   | \$390,593                  | \$390,792                  | \$347,219                  |
| <b>Gross Income per SqFt</b>              | \$15.32                     | \$15.32                    | \$15.33                    | \$10.78                    |
| <b>Estimated Expense</b>                  | \$201,473                   | \$167,906                  | \$194,671                  | \$170,137                  |
| <b>Expense SqFt</b>                       | \$6.58                      | \$6.58                     | \$7.63                     | \$5.28                     |
| <b>Net Operating Income</b>               | \$267,610                   | \$222,687                  | \$196,121                  | \$177,082                  |
| <b>Full Market Value</b>                  | \$1,805,996                 | \$1,503,000                | \$1,324,000                | \$712,000                  |
| <b>Market Value per SqFt</b>              | \$58.98                     | \$58.94                    | \$51.92                    | \$22.11                    |
| <b>Distance from Condominium in miles</b> |                             | 0.17                       | 0.17                       | 0.37                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05416-7501                | 3-05424-0080               | 3-05428-0031               |                            |
| <b>Condominium Section</b>                | 2067-R1                     |                            |                            |                            |
| <b>Address</b>                            | 4111 18 AVENUE              | 229 PARKVILLE AVENUE       | 250 PARKVILLE AVENUE       |                            |
| <b>Neighborhood</b>                       | OCEAN PARKWAY-NORTH         | OCEAN PARKWAY-NORTH        | OCEAN PARKWAY-NORTH        |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D8-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 10                          | 41                         | 63                         |                            |
| <b>Year Built</b>                         | 2007                        | 2004                       | 1963                       |                            |
| <b>Gross SqFt</b>                         | 14,630                      | 43,018                     | 57,660                     |                            |
| <b>Estimated Gross Income</b>             | \$209,063                   | \$684,491                  | \$730,203                  |                            |
| <b>Gross Income per SqFt</b>              | \$14.29                     | \$15.91                    | \$12.66                    |                            |
| <b>Estimated Expense</b>                  | \$83,391                    | \$272,124                  | \$292,569                  |                            |
| <b>Expense SqFt</b>                       | \$5.70                      | \$6.33                     | \$5.07                     |                            |
| <b>Net Operating Income</b>               | \$125,672                   | \$412,367                  | \$437,634                  |                            |
| <b>Full Market Value</b>                  | \$830,000                   | \$2,814,000                | \$2,772,000                |                            |
| <b>Market Value per SqFt</b>              | \$56.73                     | \$65.41                    | \$48.07                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.22                       | 0.23                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05423-7501         | 3-05424-0080         | 3-05448-0058        |                     |
| Condominium Section                | 1595-R1              |                      |                     |                     |
| Address                            | 702 OCEAN PARKWAY    | 229 PARKVILLE AVENUE | 1673 49 STREET      |                     |
| Neighborhood                       | OCEAN PARKWAY-NORTH  | OCEAN PARKWAY-NORTH  | BOROUGH PARK        |                     |
| Building Classification            | R4-CONDOMINIUM       | D8-ELEVATOR          | D7-ELEVATOR         |                     |
| Total Units                        | 15                   | 41                   | 37                  |                     |
| Year Built                         | 2004                 | 2004                 | 1931                |                     |
| Gross SqFt                         | 16,424               | 43,018               | 38,880              |                     |
| Estimated Gross Income             | \$349,831            | \$684,491            | \$1,037,373         |                     |
| Gross Income per SqFt              | \$21.30              | \$15.91              | \$26.68             |                     |
| Estimated Expense                  | \$90,825             | \$272,124            | \$183,741           |                     |
| Expense SqFt                       | \$5.53               | \$6.33               | \$4.73              |                     |
| Net Operating Income               | \$259,006            | \$412,367            | \$853,632           |                     |
| Full Market Value                  | \$1,895,003          | \$2,814,000          | \$844,000           |                     |
| Market Value per SqFt              | \$115.38             | \$65.41              | \$21.71             |                     |
| Distance from Condominium in miles |                      | 0.21                 | 0.55                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05424-7501         | 3-05424-0080         | 3-05079-0019        |                     |
| Condominium Section                | 1675-R1              |                      |                     |                     |
| Address                            | 215 PARKVILLE AVENUE | 229 PARKVILLE AVENUE | 142 ST PAUL'S PLACE |                     |
| Neighborhood                       | OCEAN PARKWAY-NORTH  | OCEAN PARKWAY-NORTH  | FLATBUSH-CENTRAL    |                     |
| Building Classification            | R4-CONDOMINIUM       | D8-ELEVATOR          | D9-ELEVATOR         |                     |
| Total Units                        | 12                   | 41                   | 16                  |                     |
| Year Built                         | 2006                 | 2004                 | 1912                |                     |
| Gross SqFt                         | 11,495               | 43,018               | 16,080              |                     |
| Estimated Gross Income             | \$259,212            | \$684,491            | \$435,380           |                     |
| Gross Income per SqFt              | \$22.55              | \$15.91              | \$27.08             |                     |
| Estimated Expense                  | \$93,454             | \$272,124            | \$202,775           |                     |
| Expense SqFt                       | \$8.13               | \$6.33               | \$12.61             |                     |
| Net Operating Income               | \$165,758            | \$412,367            | \$232,605           |                     |
| Full Market Value                  | \$1,225,001          | \$2,814,000          | \$1,756,000         |                     |
| Market Value per SqFt              | \$106.57             | \$65.41              | \$109.20            |                     |
| Distance from Condominium in miles |                      | 0.00                 | 1.34                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05462-7501         | 3-05426-0056        | 3-05419-0011        | 3-05426-0045        |
| Condominium Section                | 0182-R1              |                     |                     |                     |
| Address                            | 1901 51 STREET       | 201 FOSTER AVENUE   | 78 WEBSTER AVENUE   | 225 FOSTER AVENUE   |
| Neighborhood                       | BOROUGH PARK         | OCEAN PARKWAY-NORTH | OCEAN PARKWAY-NORTH | OCEAN PARKWAY-NORTH |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 26                   | 19                  | 32                  | 37                  |
| Year Built                         | 1927                 | 1926                | 1930                | 1931                |
| Gross SqFt                         | 28,960               | 13,500              | 27,200              | 28,000              |
| Estimated Gross Income             | \$402,544            | \$187,619           | \$637,617           | \$297,649           |
| Gross Income per SqFt              | \$13.90              | \$13.90             | \$23.44             | \$10.63             |
| Estimated Expense                  | \$139,298            | \$64,987            | \$169,743           | \$99,549            |
| Expense SqFt                       | \$4.81               | \$4.81              | \$6.24              | \$3.56              |
| Net Operating Income               | \$263,246            | \$122,632           | \$467,874           | \$198,100           |
| Full Market Value                  | \$1,723,998          | \$607,000           | \$869,000           | \$694,000           |
| Market Value per SqFt              | \$59.53              | \$44.96             | \$31.95             | \$24.79             |
| Distance from Condominium in miles |                      | 0.27                | 0.34                | 0.27                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05462-7501         | 3-05421-0035        | 3-05416-0069        |                     |
| Condominium Section                | 0182-R2              |                     |                     |                     |
| Address                            | 1900 51 STREET       | 312 WEBSTER AVENUE  | 644 OCEAN PARKWAY   |                     |
| Neighborhood                       | BOROUGH PARK         | OCEAN PARKWAY-NORTH | OCEAN PARKWAY-NORTH |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 26                   | 38                  | 34                  |                     |
| Year Built                         | 1923                 | 1930                | 1930                |                     |
| Gross SqFt                         | 25,229               | 25,500              | 26,800              |                     |
| Estimated Gross Income             | \$378,940            | \$390,593           | \$394,621           |                     |
| Gross Income per SqFt              | \$15.02              | \$15.32             | \$14.72             |                     |
| Estimated Expense                  | \$146,328            | \$167,906           | \$134,358           |                     |
| Expense SqFt                       | \$5.80               | \$6.58              | \$5.01              |                     |
| Net Operating Income               | \$232,612            | \$222,687           | \$260,263           |                     |
| Full Market Value                  | \$1,560,999          | \$1,503,000         | \$1,735,000         |                     |
| Market Value per SqFt              | \$61.87              | \$58.94             | \$64.74             |                     |
| Distance from Condominium in miles |                      | 0.70                | 0.54                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05468-7501                | 3-05636-0022               | 3-05380-0001               |                            |
| <b>Condominium Section</b>                | 0022-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1845 52 STREET              | 1442 48 STREET             | 4217 16 AVENUE             |                            |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 32                          | 47                         | 48                         |                            |
| <b>Year Built</b>                         | 1926                        | 1938                       | 1931                       |                            |
| <b>Gross SqFt</b>                         | 70,664                      | 70,626                     | 47,820                     |                            |
| <b>Estimated Gross Income</b>             | \$773,064                   | \$675,617                  | \$588,535                  |                            |
| <b>Gross Income per SqFt</b>              | \$10.94                     | \$9.57                     | \$12.31                    |                            |
| <b>Estimated Expense</b>                  | \$310,215                   | \$264,700                  | \$240,227                  |                            |
| <b>Expense SqFt</b>                       | \$4.39                      | \$3.75                     | \$5.02                     |                            |
| <b>Net Operating Income</b>               | \$462,849                   | \$410,917                  | \$348,308                  |                            |
| <b>Full Market Value</b>                  | \$2,768,998                 | \$1,827,000                | \$1,875,000                |                            |
| <b>Market Value per SqFt</b>              | \$39.19                     | \$25.87                    | \$39.21                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.62                       | 0.54                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05468-7501                | 3-05471-0001               | 3-05380-0001               | 3-05438-0049               |
| <b>Condominium Section</b>                | 0022-R2                     |                            |                            |                            |
| <b>Address</b>                            | 1840 52 STREET              | 5219 15 AVENUE             | 4217 16 AVENUE             | 1753 47 STREET             |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 28                          | 30                         | 48                         | 53                         |
| <b>Year Built</b>                         | 1927                        | 1933                       | 1931                       | 1937                       |
| <b>Gross SqFt</b>                         | 49,800                      | 35,100                     | 47,820                     | 50,479                     |
| <b>Estimated Gross Income</b>             | \$613,038                   | \$335,217                  | \$588,535                  | \$707,017                  |
| <b>Gross Income per SqFt</b>              | \$12.31                     | \$9.55                     | \$12.31                    | \$14.01                    |
| <b>Estimated Expense</b>                  | \$249,996                   | \$155,474                  | \$240,227                  | \$242,322                  |
| <b>Expense SqFt</b>                       | \$5.02                      | \$4.43                     | \$5.02                     | \$4.80                     |
| <b>Net Operating Income</b>               | \$363,042                   | \$179,743                  | \$348,308                  | \$464,695                  |
| <b>Full Market Value</b>                  | \$2,245,763                 | \$742,000                  | \$1,875,000                | \$2,081,000                |
| <b>Market Value per SqFt</b>              | \$45.10                     | \$21.14                    | \$39.21                    | \$41.23                    |
| <b>Distance from Condominium in miles</b> |                             | 0.46                       | 0.58                       | 0.33                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05468-7502         | 3-05664-0001        | 3-05477-0002        | 3-05489-0025        |
| Condominium Section                | 0129-R1              |                     |                     |                     |
| Address                            | 1850 52 STREET       | 5225 14 AVENUE      | 5315 15 AVENUE      | 1644 55 STREET      |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        | BOROUGH PARK        |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 48                   | 46                  | 43                  | 36                  |
| Year Built                         | 1927                 | 1925                | 1931                | 1939                |
| Gross SqFt                         | 105,996              | 36,600              | 44,000              | 32,400              |
| Estimated Gross Income             | \$1,101,298          | \$353,844           | \$457,351           | \$378,161           |
| Gross Income per SqFt              | \$10.39              | \$9.67              | \$10.39             | \$11.67             |
| Estimated Expense                  | \$432,464            | \$148,778           | \$179,309           | \$179,506           |
| Expense SqFt                       | \$4.08               | \$4.06              | \$4.08              | \$5.54              |
| Net Operating Income               | \$668,834            | \$205,066           | \$278,042           | \$198,655           |
| Full Market Value                  | \$3,851,085          | \$736,000           | \$1,202,000         | \$1,220,000         |
| Market Value per SqFt              | \$36.33              | \$20.11             | \$27.32             | \$37.65             |
| Distance from Condominium in miles |                      | 0.61                | 0.46                | 0.34                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05468-7502         | 3-05438-0036        | 3-05405-0028        |                     |
| Condominium Section                | 0129-R2              |                     |                     |                     |
| Address                            | 1865 52 STREET       | 4610 18 AVENUE      | 654 DAHILL ROAD     |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        |                     |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 24                   | 49                  | 24                  |                     |
| Year Built                         | 1926                 | 1931                | 1930                |                     |
| Gross SqFt                         | 52,998               | 36,000              | 20,800              |                     |
| Estimated Gross Income             | \$673,605            | \$430,092           | \$279,910           |                     |
| Gross Income per SqFt              | \$12.71              | \$11.95             | \$13.46             |                     |
| Estimated Expense                  | \$255,980            | \$177,620           | \$98,118            |                     |
| Expense SqFt                       | \$4.83               | \$4.93              | \$4.72              |                     |
| Net Operating Income               | \$417,625            | \$252,472           | \$181,792           |                     |
| Full Market Value                  | \$2,649,006          | \$957,000           | \$887,000           |                     |
| Market Value per SqFt              | \$49.98              | \$26.58             | \$42.64             |                     |
| Distance from Condominium in miles |                      | 0.29                | 0.42                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05468-7503         | 3-05458-0006        | 3-05409-0038        |                     |
| Condominium Section                | 0629-R1              |                     |                     |                     |
| Address                            | 5120 19 AVENUE       | 5001 15 AVENUE      | 791 EAST 2 STREET   |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | OCEAN PARKWAY-NORTH |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 28                   | 47                  | 48                  |                     |
| Year Built                         | 1931                 | 1934                | 1930                |                     |
| Gross SqFt                         | 60,000               | 50,160              | 50,000              |                     |
| Estimated Gross Income             | \$765,600            | \$659,011           | \$618,570           |                     |
| Gross Income per SqFt              | \$12.76              | \$13.14             | \$12.37             |                     |
| Estimated Expense                  | \$285,600            | \$241,744           | \$234,620           |                     |
| Expense SqFt                       | \$4.76               | \$4.82              | \$4.69              |                     |
| Net Operating Income               | \$480,000            | \$417,267           | \$383,950           |                     |
| Full Market Value                  | \$3,049,999          | \$2,376,000         | \$1,767,000         |                     |
| Market Value per SqFt              | \$50.83              | \$47.37             | \$35.34             |                     |
| Distance from Condominium in miles |                      | 0.46                | 0.51                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05472-7502         | 3-06499-0033        | 3-05513-0072        |                     |
| Condominium Section                | 0424-R1              |                     |                     |                     |
| Address                            | 1602 52 STREET       | 202 FOSTER AVENUE   | 1913 60 STREET      |                     |
| Neighborhood                       | BOROUGH PARK         | OCEAN PARKWAY-NORTH | BOROUGH PARK        |                     |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 2                    | 12                  | 12                  |                     |
| Year Built                         | 1988                 | 1999                | 1931                |                     |
| Gross SqFt                         | 4,192                | 17,520              | 8,100               |                     |
| Estimated Gross Income             | \$63,593             | \$345,418           | \$86,047            |                     |
| Gross Income per SqFt              | \$15.17              | \$19.72             | \$10.62             |                     |
| Estimated Expense                  | \$21,421             | \$120,896           | \$26,884            |                     |
| Expense SqFt                       | \$5.11               | \$6.90              | \$3.32              |                     |
| Net Operating Income               | \$42,172             | \$224,522           | \$59,163            |                     |
| Full Market Value                  | \$281,600            | \$1,617,000         | \$334,000           |                     |
| Market Value per SqFt              | \$67.18              | \$92.29             | \$41.23             |                     |
| Distance from Condominium in miles |                      | 0.58                | 0.57                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05495-7501                | 3-06499-0013               | 3-06553-0035               | 3-06566-0054               |
| <b>Condominium Section</b>                | 0904-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2131 57 STREET              | 198 FOSTER AVENUE          | 2270 64 STREET             | 1463 EAST 3 STREET         |
| <b>Neighborhood</b>                       | BOROUGH PARK                | OCEAN PARKWAY-NORTH        | BOROUGH PARK               | OCEAN PARKWAY-NORTH        |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 24                          | 12                         | 23                         | 32                         |
| <b>Year Built</b>                         | 2001                        | 1999                       | 1928                       | 1927                       |
| <b>Gross SqFt</b>                         | 52,632                      | 17,520                     | 17,000                     | 22,600                     |
| <b>Estimated Gross Income</b>             | \$890,007                   | \$376,275                  | \$222,921                  | \$382,198                  |
| <b>Gross Income per SqFt</b>              | \$16.91                     | \$21.48                    | \$13.11                    | \$16.91                    |
| <b>Estimated Expense</b>                  | \$445,267                   | \$154,273                  | \$105,472                  | \$191,099                  |
| <b>Expense SqFt</b>                       | \$8.46                      | \$8.81                     | \$6.20                     | \$8.46                     |
| <b>Net Operating Income</b>               | \$444,740                   | \$222,002                  | \$117,449                  | \$191,099                  |
| <b>Full Market Value</b>                  | \$3,086,000                 | \$1,626,000                | \$697,000                  | \$1,326,000                |
| <b>Market Value per SqFt</b>              | \$58.63                     | \$92.81                    | \$41.00                    | \$58.67                    |
| <b>Distance from Condominium in miles</b> |                             | 0.56                       | 0.45                       | 0.41                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05550-7501                | 3-05448-0058               | 3-06553-0006               |                            |
| <b>Condominium Section</b>                | 2075-R1                     |                            |                            |                            |
| <b>Address</b>                            | 6410 BAY PARKWAY            | 1673 49 STREET             | 6401 BAY PARKWAY           |                            |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D7-ELEVATOR                |                            |
| <b>Total Units</b>                        | 14                          | 37                         | 50                         |                            |
| <b>Year Built</b>                         | 2006                        | 1931                       | 1935                       |                            |
| <b>Gross SqFt</b>                         | 15,300                      | 38,880                     | 48,000                     |                            |
| <b>Estimated Gross Income</b>             | \$317,781                   | \$1,037,373                | \$712,780                  |                            |
| <b>Gross Income per SqFt</b>              | \$20.77                     | \$26.68                    | \$14.85                    |                            |
| <b>Estimated Expense</b>                  | \$87,363                    | \$183,741                  | \$320,751                  |                            |
| <b>Expense SqFt</b>                       | \$5.71                      | \$4.73                     | \$6.68                     |                            |
| <b>Net Operating Income</b>               | \$230,418                   | \$853,632                  | \$392,029                  |                            |
| <b>Full Market Value</b>                  | \$1,677,004                 | \$844,000                  | \$1,912,000                |                            |
| <b>Market Value per SqFt</b>              | \$109.61                    | \$21.71                    | \$39.83                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 1.09                       | 0.15                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05583-7501         | 3-00915-0038        | 3-00740-0006        |                     |
| Condominium Section                | 1745-R1              |                     |                     |                     |
| Address                            | 929 40 STREET        | 3920 8 AVENUE       | 602 44 STREET       |                     |
| Neighborhood                       | BOROUGH PARK         | SUNSET PARK         | SUNSET PARK         |                     |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 20                   | 24                  | 28                  |                     |
| Year Built                         | 2006                 | 1914                | 1910                |                     |
| Gross SqFt                         | 28,060               | 17,120              | 15,000              |                     |
| Estimated Gross Income             | \$693,363            | \$324,811           | \$456,671           |                     |
| Gross Income per SqFt              | \$24.71              | \$18.97             | \$30.44             |                     |
| Estimated Expense                  | \$258,433            | \$113,684           | \$176,704           |                     |
| Expense SqFt                       | \$9.21               | \$6.64              | \$11.78             |                     |
| Net Operating Income               | \$434,930            | \$211,127           | \$279,967           |                     |
| Full Market Value                  | \$3,264,000          | \$1,508,000         | \$2,114,000         |                     |
| Market Value per SqFt              | \$116.32             | \$88.08             | \$140.93            |                     |
| Distance from Condominium in miles |                      | 0.25                | 0.47                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05584-7501         | 3-05595-0030        | 3-05595-0032        | 3-05595-0027        |
| Condominium Section                | 0276-R1              |                     |                     |                     |
| Address                            | 1012 39 STREET       | 958 42 STREET       | 966 42 STREET       | 952 42 STREET       |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        | BOROUGH PARK        |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 16                   | 16                  | 16                  | 16                  |
| Year Built                         | 1989                 | 1915                | 1915                | 1915                |
| Gross SqFt                         | 10,556               | 17,800              | 17,800              | 17,800              |
| Estimated Gross Income             | \$182,830            | \$308,378           | \$308,378           | \$308,378           |
| Gross Income per SqFt              | \$17.32              | \$17.32             | \$17.32             | \$17.32             |
| Estimated Expense                  | \$90,887             | \$153,299           | \$174,434           | \$153,299           |
| Expense SqFt                       | \$8.61               | \$8.61              | \$9.80              | \$8.61              |
| Net Operating Income               | \$91,943             | \$155,079           | \$133,944           | \$155,079           |
| Full Market Value                  | \$642,000            | \$749,000           | \$749,000           | \$749,000           |
| Market Value per SqFt              | \$60.82              | \$42.08             | \$42.08             | \$42.08             |
| Distance from Condominium in miles |                      | 0.21                | 0.21                | 0.21                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05590-7502                | 3-05637-0024               | 3-00925-0055               |                            |
| <b>Condominium Section</b>                | 1663-R1                     |                            |                            |                            |
| <b>Address</b>                            | 970 41 STREET               | 852 49 STREET              | 845 43 STREET              |                            |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 50                          | 26                         | 58                         |                            |
| <b>Year Built</b>                         | 2005                        | 1989                       | 1959                       |                            |
| <b>Gross SqFt</b>                         | 52,818                      | 30,000                     | 52,836                     |                            |
| <b>Estimated Gross Income</b>             | \$969,738                   | \$680,166                  | \$742,105                  |                            |
| <b>Gross Income per SqFt</b>              | \$18.36                     | \$22.67                    | \$14.05                    |                            |
| <b>Estimated Expense</b>                  | \$340,676                   | \$188,568                  | \$348,789                  |                            |
| <b>Expense SqFt</b>                       | \$6.45                      | \$6.29                     | \$6.60                     |                            |
| <b>Net Operating Income</b>               | \$629,062                   | \$491,598                  | \$393,316                  |                            |
| <b>Full Market Value</b>                  | \$4,458,000                 | \$3,637,000                | \$2,584,000                |                            |
| <b>Market Value per SqFt</b>              | \$84.40                     | \$121.23                   | \$48.91                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.42                       | 0.15                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05592-7504                | 3-05619-0001               | 3-05298-0067               | 3-05590-0068               |
| <b>Condominium Section</b>                | 0674-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1157 42 STREET              | 4615 9 AVENUE              | 1327 40 STREET             | 933 42 STREET              |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 3                           | 20                         | 16                         | 11                         |
| <b>Year Built</b>                         | 1997                        | 1939                       | 1931                       | 1930                       |
| <b>Gross SqFt</b>                         | 6,915                       | 14,400                     | 13,440                     | 10,956                     |
| <b>Estimated Gross Income</b>             | \$86,922                    | \$182,681                  | \$168,897                  | \$134,972                  |
| <b>Gross Income per SqFt</b>              | \$12.57                     | \$12.69                    | \$12.57                    | \$12.32                    |
| <b>Estimated Expense</b>                  | \$41,421                    | \$78,349                   | \$80,477                   | \$72,401                   |
| <b>Expense SqFt</b>                       | \$5.99                      | \$5.44                     | \$5.99                     | \$6.61                     |
| <b>Net Operating Income</b>               | \$45,501                    | \$104,332                  | \$88,420                   | \$62,571                   |
| <b>Full Market Value</b>                  | \$288,000                   | \$662,000                  | \$367,000                  | \$356,000                  |
| <b>Market Value per SqFt</b>              | \$41.65                     | \$45.97                    | \$27.31                    | \$32.49                    |
| <b>Distance from Condominium in miles</b> |                             | 0.38                       | 0.32                       | 0.30                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05592-7505         | 3-05604-0006        | 3-05298-0067        | 3-05334-0026        |
| Condominium Section                | 0688-R1              |                     |                     |                     |
| Address                            | 1155 42 STREET       | 4307 12 AVENUE      | 1327 40 STREET      | 300 EAST 2 STREET   |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        | KENSINGTON          |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 3                    | 16                  | 16                  | 12                  |
| Year Built                         | 1998                 | 1916                | 1931                | 1966                |
| Gross SqFt                         | 7,098                | 14,240              | 13,440              | 13,526              |
| Estimated Gross Income             | \$86,525             | \$141,970           | \$168,897           | \$164,847           |
| Gross Income per SqFt              | \$12.19              | \$9.97              | \$12.57             | \$12.19             |
| Estimated Expense                  | \$34,070             | \$63,829            | \$80,477            | \$64,923            |
| Expense SqFt                       | \$4.80               | \$4.48              | \$5.99              | \$4.80              |
| Net Operating Income               | \$52,455             | \$78,141            | \$88,420            | \$99,924            |
| Full Market Value                  | \$328,000            | \$449,000           | \$367,000           | \$624,000           |
| Market Value per SqFt              | \$46.21              | \$31.53             | \$27.31             | \$46.13             |
| Distance from Condominium in miles |                      | 0.18                | 0.32                | 0.66                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05592-7506         | 3-05604-0006        | 3-05298-0067        | 3-05334-0026        |
| Condominium Section                | 0689-R1              |                     |                     |                     |
| Address                            | 1153 42 STREET       | 4307 12 AVENUE      | 1327 40 STREET      | 300 EAST 2 STREET   |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        | KENSINGTON          |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 3                    | 16                  | 16                  | 12                  |
| Year Built                         | 1998                 | 1916                | 1931                | 1966                |
| Gross SqFt                         | 5,981                | 14,240              | 13,440              | 13,526              |
| Estimated Gross Income             | \$72,908             | \$141,970           | \$168,897           | \$164,847           |
| Gross Income per SqFt              | \$12.19              | \$9.97              | \$12.57             | \$12.19             |
| Estimated Expense                  | \$28,709             | \$63,829            | \$80,477            | \$64,923            |
| Expense SqFt                       | \$4.80               | \$4.48              | \$5.99              | \$4.80              |
| Net Operating Income               | \$44,199             | \$78,141            | \$88,420            | \$99,924            |
| Full Market Value                  | \$276,000            | \$449,000           | \$367,000           | \$624,000           |
| Market Value per SqFt              | \$46.15              | \$31.53             | \$27.31             | \$46.13             |
| Distance from Condominium in miles |                      | 0.18                | 0.32                | 0.66                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05592-7507         | 3-05595-0032        | 3-05597-0073        |                     |
| Condominium Section                | 0724-R1              |                     |                     |                     |
| Address                            | 1159 42 STREET       | 966 42 STREET       | 1129 43 STREET      |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 3                    | 16                  | 20                  |                     |
| Year Built                         | 1996                 | 1915                | 1916                |                     |
| Gross SqFt                         | 5,500                | 17,800              | 17,800              |                     |
| Estimated Gross Income             | \$83,160             | \$308,378           | \$229,790           |                     |
| Gross Income per SqFt              | \$15.12              | \$17.32             | \$12.91             |                     |
| Estimated Expense                  | \$42,295             | \$174,434           | \$120,284           |                     |
| Expense SqFt                       | \$7.69               | \$9.80              | \$6.76              |                     |
| Net Operating Income               | \$40,865             | \$133,944           | \$109,506           |                     |
| Full Market Value                  | \$275,000            | \$749,000           | \$525,000           |                     |
| Market Value per SqFt              | \$50.00              | \$42.08             | \$29.49             |                     |
| Distance from Condominium in miles |                      | 0.30                | 0.05                |                     |

|                                    | CONDOMINIUM PROPERTY     | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|--------------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05597-7501             | 3-00879-0013        | 3-05325-0003        |                     |
| Condominium Section                | 1615-R1                  |                     |                     |                     |
| Address                            | 4201 FT HAMILTON PARKWAY | 252 18 STREET       | 210 CATON AVENUE    |                     |
| Neighborhood                       | BOROUGH PARK             | SUNSET PARK         | KENSINGTON          |                     |
| Building Classification            | R4-CONDOMINIUM           | D9-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 10                       | 18                  | 46                  |                     |
| Year Built                         | 2005                     | 2010                | 1960                |                     |
| Gross SqFt                         | 12,837                   | 20,816              | 36,264              |                     |
| Estimated Gross Income             | \$203,466                | \$371,730           | \$501,550           |                     |
| Gross Income per SqFt              | \$15.85                  | \$17.86             | \$13.83             |                     |
| Estimated Expense                  | \$52,247                 | \$54,375            | \$200,721           |                     |
| Expense SqFt                       | \$4.07                   | \$2.61              | \$5.53              |                     |
| Net Operating Income               | \$151,219                | \$317,355           | \$300,829           |                     |
| Full Market Value                  | \$1,031,000              | \$2,234,000         | \$1,364,000         |                     |
| Market Value per SqFt              | \$80.31                  | \$107.32            | \$37.61             |                     |
| Distance from Condominium in miles |                          | 1.48                | 0.80                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05598-7504         | 3-05595-0024        | 3-05351-0004        |                     |
| Condominium Section                | 0883-R1              |                     |                     |                     |
| Address                            | 1250 42 STREET       | 946 42 STREET       | 3403 14 AVENUE      |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 3                    | 16                  | 19                  |                     |
| Year Built                         | 2003                 | 1918                | 1926                |                     |
| Gross SqFt                         | 6,400                | 17,800              | 14,400              |                     |
| Estimated Gross Income             | \$102,784            | \$308,378           | \$212,981           |                     |
| Gross Income per SqFt              | \$16.06              | \$17.32             | \$14.79             |                     |
| Estimated Expense                  | \$45,632             | \$153,299           | \$81,305            |                     |
| Expense SqFt                       | \$7.13               | \$8.61              | \$5.65              |                     |
| Net Operating Income               | \$57,152             | \$155,079           | \$131,676           |                     |
| Full Market Value                  | \$391,001            | \$749,000           | \$879,000           |                     |
| Market Value per SqFt              | \$61.09              | \$42.08             | \$61.04             |                     |
| Distance from Condominium in miles |                      | 0.44                | 0.47                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05598-7505         | 3-05595-0024        | 3-05351-0004        |                     |
| Condominium Section                | 0884-R1              |                     |                     |                     |
| Address                            | 1252 42 STREET       | 946 42 STREET       | 3403 14 AVENUE      |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 3                    | 16                  | 19                  |                     |
| Year Built                         | 2003                 | 1918                | 1926                |                     |
| Gross SqFt                         | 6,740                | 17,800              | 14,400              |                     |
| Estimated Gross Income             | \$108,244            | \$308,378           | \$212,981           |                     |
| Gross Income per SqFt              | \$16.06              | \$17.32             | \$14.79             |                     |
| Estimated Expense                  | \$48,056             | \$153,299           | \$81,305            |                     |
| Expense SqFt                       | \$7.13               | \$8.61              | \$5.65              |                     |
| Net Operating Income               | \$60,188             | \$155,079           | \$131,676           |                     |
| Full Market Value                  | \$412,000            | \$749,000           | \$879,000           |                     |
| Market Value per SqFt              | \$61.13              | \$42.08             | \$61.04             |                     |
| Distance from Condominium in miles |                      | 0.44                | 0.47                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05604-7506         | 3-05595-0027        | 3-05595-0030        | 3-05595-0032        |
| Condominium Section                | 2205-R1              |                     |                     |                     |
| Address                            | 1227 44 STREET       | 952 42 STREET       | 958 42 STREET       | 966 42 STREET       |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        | BOROUGH PARK        |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 12                   | 16                  | 16                  | 16                  |
| Year Built                         | 2007                 | 1915                | 1915                | 1915                |
| Gross SqFt                         | 18,632               | 17,800              | 17,800              | 17,800              |
| Estimated Gross Income             | \$322,706            | \$308,378           | \$308,378           | \$308,378           |
| Gross Income per SqFt              | \$17.32              | \$17.32             | \$17.32             | \$17.32             |
| Estimated Expense                  | \$160,422            | \$153,299           | \$153,299           | \$174,434           |
| Expense SqFt                       | \$8.61               | \$8.61              | \$8.61              | \$9.80              |
| Net Operating Income               | \$162,284            | \$155,079           | \$155,079           | \$133,944           |
| Full Market Value                  | \$1,133,000          | \$749,000           | \$749,000           | \$749,000           |
| Market Value per SqFt              | \$60.81              | \$42.08             | \$42.08             | \$42.08             |
| Distance from Condominium in miles |                      | 0.45                | 0.45                | 0.45                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05608-7501         | 3-05614-0019        | 3-05614-0014        |                     |
| Condominium Section                | 0180-R1              |                     |                     |                     |
| Address                            | 1025 45 STREET       | 1042 45 STREET      | 1020 45 STREET      |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 26                   | 32                  | 32                  |                     |
| Year Built                         | 1923                 | 1921                | 1921                |                     |
| Gross SqFt                         | 25,868               | 28,000              | 28,000              |                     |
| Estimated Gross Income             | \$343,786            | \$353,393           | \$390,882           |                     |
| Gross Income per SqFt              | \$13.29              | \$12.62             | \$13.96             |                     |
| Estimated Expense                  | \$165,297            | \$184,623           | \$173,390           |                     |
| Expense SqFt                       | \$6.39               | \$6.59              | \$6.19              |                     |
| Net Operating Income               | \$178,489            | \$168,770           | \$217,492           |                     |
| Full Market Value                  | \$877,785            | \$1,068,000         | \$1,426,000         |                     |
| Market Value per SqFt              | \$33.93              | \$38.14             | \$50.93             |                     |
| Distance from Condominium in miles |                      | 0.05                | 0.05                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05610-7501                | 3-05595-0027               | 3-05595-0032               | 3-05595-0024               |
| <b>Condominium Section</b>                | 0714-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1204 44 STREET              | 952 42 STREET              | 966 42 STREET              | 946 42 STREET              |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 3                           | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1999                        | 1915                       | 1915                       | 1918                       |
| <b>Gross SqFt</b>                         | 4,446                       | 17,800                     | 17,800                     | 17,800                     |
| <b>Estimated Gross Income</b>             | \$77,005                    | \$308,378                  | \$308,378                  | \$308,378                  |
| <b>Gross Income per SqFt</b>              | \$17.32                     | \$17.32                    | \$17.32                    | \$17.32                    |
| <b>Estimated Expense</b>                  | \$38,280                    | \$153,299                  | \$174,434                  | \$153,299                  |
| <b>Expense SqFt</b>                       | \$8.61                      | \$8.61                     | \$9.80                     | \$8.61                     |
| <b>Net Operating Income</b>               | \$38,725                    | \$155,079                  | \$133,944                  | \$155,079                  |
| <b>Full Market Value</b>                  | \$269,999                   | \$749,000                  | \$749,000                  | \$749,000                  |
| <b>Market Value per SqFt</b>              | \$60.73                     | \$42.08                    | \$42.08                    | \$42.08                    |
| <b>Distance from Condominium in miles</b> |                             | 0.45                       | 0.45                       | 0.45                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05617-7502                | 3-05637-0024               | 3-05623-0012               |                            |
| <b>Condominium Section</b>                | 1026-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1317 46 STREET              | 852 49 STREET              | 1314 46 STREET             |                            |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D7-ELEVATOR                |                            |
| <b>Total Units</b>                        | 24                          | 26                         | 35                         |                            |
| <b>Year Built</b>                         | 2002                        | 1989                       | 1935                       |                            |
| <b>Gross SqFt</b>                         | 46,000                      | 30,000                     | 35,208                     |                            |
| <b>Estimated Gross Income</b>             | \$824,780                   | \$680,166                  | \$463,930                  |                            |
| <b>Gross Income per SqFt</b>              | \$17.93                     | \$22.67                    | \$13.18                    |                            |
| <b>Estimated Expense</b>                  | \$271,400                   | \$188,568                  | \$193,589                  |                            |
| <b>Expense SqFt</b>                       | \$5.90                      | \$6.29                     | \$5.50                     |                            |
| <b>Net Operating Income</b>               | \$553,380                   | \$491,598                  | \$270,341                  |                            |
| <b>Full Market Value</b>                  | \$3,899,002                 | \$3,637,000                | \$1,246,000                |                            |
| <b>Market Value per SqFt</b>              | \$84.76                     | \$121.23                   | \$35.39                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.76                       | 0.05                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05619-7501                | 3-05595-0024               | 3-05595-0034               | 3-00925-0024               |
| <b>Condominium Section</b>                | 0114-R1                     |                            |                            |                            |
| <b>Address</b>                            | 4608 10 AVENUE              | 946 42 STREET              | 970 42 STREET              | 844 42 STREET              |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 41                         | 20                         |
| <b>Year Built</b>                         | 1922                        | 1918                       | 1923                       | 1916                       |
| <b>Gross SqFt</b>                         | 35,200                      | 17,800                     | 44,800                     | 14,116                     |
| <b>Estimated Gross Income</b>             | \$605,792                   | \$308,378                  | \$770,942                  | \$223,848                  |
| <b>Gross Income per SqFt</b>              | \$17.21                     | \$17.32                    | \$17.21                    | \$15.86                    |
| <b>Estimated Expense</b>                  | \$291,104                   | \$153,299                  | \$370,510                  | \$93,479                   |
| <b>Expense SqFt</b>                       | \$8.27                      | \$8.61                     | \$8.27                     | \$6.62                     |
| <b>Net Operating Income</b>               | \$314,688                   | \$155,079                  | \$400,432                  | \$130,369                  |
| <b>Full Market Value</b>                  | \$2,195,000                 | \$749,000                  | \$1,880,000                | \$889,000                  |
| <b>Market Value per SqFt</b>              | \$62.36                     | \$42.08                    | \$41.96                    | \$62.98                    |
| <b>Distance from Condominium in miles</b> |                             | 0.20                       | 0.20                       | 0.25                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05628-7507                | 3-05595-0024               | 3-05595-0032               | 3-05604-0006               |
| <b>Condominium Section</b>                | 0510-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1239 48 STREET              | 946 42 STREET              | 966 42 STREET              | 4307 12 AVENUE             |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 2                           | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         |                             | 1918                       | 1915                       | 1916                       |
| <b>Gross SqFt</b>                         | 4,500                       | 17,800                     | 17,800                     | 14,240                     |
| <b>Estimated Gross Income</b>             | \$77,940                    | \$308,378                  | \$308,378                  | \$141,970                  |
| <b>Gross Income per SqFt</b>              | \$17.32                     | \$17.32                    | \$17.32                    | \$9.97                     |
| <b>Estimated Expense</b>                  | \$38,745                    | \$153,299                  | \$174,434                  | \$63,829                   |
| <b>Expense SqFt</b>                       | \$8.61                      | \$8.61                     | \$9.80                     | \$4.48                     |
| <b>Net Operating Income</b>               | \$39,195                    | \$155,079                  | \$133,944                  | \$78,141                   |
| <b>Full Market Value</b>                  | \$274,000                   | \$749,000                  | \$749,000                  | \$449,000                  |
| <b>Market Value per SqFt</b>              | \$60.89                     | \$42.08                    | \$42.08                    | \$31.53                    |
| <b>Distance from Condominium in miles</b> |                             | 0.51                       | 0.51                       | 0.20                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05634-7501         | 3-05623-0012        | 3-05622-0064        |                     |
| Condominium Section                | 0012-R1              |                     |                     |                     |
| Address                            | 1225 49 STREET       | 1314 46 STREET      | 1217 47 STREET      |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 16                   | 35                  | 51                  |                     |
| Year Built                         | 1929                 | 1935                | 1937                |                     |
| Gross SqFt                         | 20,044               | 35,208              | 42,000              |                     |
| Estimated Gross Income             | \$256,964            | \$463,930           | \$522,907           |                     |
| Gross Income per SqFt              | \$12.82              | \$13.18             | \$12.45             |                     |
| Estimated Expense                  | \$110,042            | \$193,589           | \$229,929           |                     |
| Expense SqFt                       | \$5.49               | \$5.50              | \$5.47              |                     |
| Net Operating Income               | \$146,922            | \$270,341           | \$292,978           |                     |
| Full Market Value                  | \$935,001            | \$1,246,000         | \$1,242,000         |                     |
| Market Value per SqFt              | \$46.65              | \$35.39             | \$29.57             |                     |
| Distance from Condominium in miles |                      | 0.18                | 0.10                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05637-7501         | 3-00649-0035        | 3-00829-0020        |                     |
| Condominium Section                | 1309-R1              |                     |                     |                     |
| Address                            | 863 50 STREET        | 726 5 AVENUE        | 238 55 STREET       |                     |
| Neighborhood                       | BOROUGH PARK         | SUNSET PARK         | BUSH TERMINAL       |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 14                   | 22                  | 32                  |                     |
| Year Built                         | 2004                 | 2002                | 1998                |                     |
| Gross SqFt                         | 15,100               | 23,882              | 45,000              |                     |
| Estimated Gross Income             | \$241,751            | \$376,963           | \$730,459           |                     |
| Gross Income per SqFt              | \$16.01              | \$15.78             | \$16.23             |                     |
| Estimated Expense                  | \$74,745             | \$124,553           | \$210,679           |                     |
| Expense SqFt                       | \$4.95               | \$5.22              | \$4.68              |                     |
| Net Operating Income               | \$167,006            | \$252,410           | \$519,780           |                     |
| Full Market Value                  | \$1,141,998          | \$1,534,000         | \$3,568,000         |                     |
| Market Value per SqFt              | \$75.63              | \$64.23             | \$79.29             |                     |
| Distance from Condominium in miles |                      | 1.41                | 0.94                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05637-7502         | 3-05637-0024        | 3-00879-0013        | 3-00649-0035        |
| Condominium Section                | 2867-R1              |                     |                     |                     |
| Address                            | 871 50 STREET        | 852 49 STREET       | 252 18 STREET       | 726 5 AVENUE        |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | SUNSET PARK         | SUNSET PARK         |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 13                   | 26                  | 18                  | 22                  |
| Year Built                         | 2007                 | 1989                | 2010                | 2002                |
| Gross SqFt                         | 14,408               | 30,000              | 20,816              | 23,882              |
| Estimated Gross Income             | \$257,327            | \$680,166           | \$371,730           | \$376,963           |
| Gross Income per SqFt              | \$17.86              | \$22.67             | \$17.86             | \$15.78             |
| Estimated Expense                  | \$37,605             | \$188,568           | \$54,375            | \$124,553           |
| Expense SqFt                       | \$2.61               | \$6.29              | \$2.61              | \$5.22              |
| Net Operating Income               | \$219,722            | \$491,598           | \$317,355           | \$252,410           |
| Full Market Value                  | \$1,546,001          | \$3,637,000         | \$2,234,000         | \$1,534,000         |
| Market Value per SqFt              | \$107.30             | \$121.23            | \$107.32            | \$64.23             |
| Distance from Condominium in miles |                      | 0.00                | 1.59                | 1.41                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05645-7501         | 3-05686-0011        | 3-05644-0029        | 3-05644-0033        |
| Condominium Section                | 1860-R1              |                     |                     |                     |
| Address                            | 5024 10 AVENUE       | 816 56 STREET       | 856 50 STREET       | 868 50 STREET       |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        | BOROUGH PARK        |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 8                    | 16                  | 16                  | 16                  |
| Year Built                         | 2007                 | 1925                | 1931                | 1931                |
| Gross SqFt                         | 9,527                | 12,640              | 14,080              | 14,080              |
| Estimated Gross Income             | \$111,561            | \$148,040           | \$170,505           | \$139,220           |
| Gross Income per SqFt              | \$11.71              | \$11.71             | \$12.11             | \$9.89              |
| Estimated Expense                  | \$47,540             | \$63,069            | \$57,521            | \$58,832            |
| Expense SqFt                       | \$4.99               | \$4.99              | \$4.09              | \$4.18              |
| Net Operating Income               | \$64,021             | \$84,971            | \$112,984           | \$80,388            |
| Full Market Value                  | \$394,000            | \$355,000           | \$387,000           | \$372,000           |
| Market Value per SqFt              | \$41.36              | \$28.09             | \$27.49             | \$26.42             |
| Distance from Condominium in miles |                      | 0.33                | 0.15                | 0.15                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05648-7504                | 3-05619-0001               | 3-05681-0008               | 3-05298-0067               |
| <b>Condominium Section</b>                | 0709-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1242 50 STREET              | 4615 9 AVENUE              | 1014 55 STREET             | 1327 40 STREET             |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 3                           | 20                         | 20                         | 16                         |
| <b>Year Built</b>                         | 1999                        | 1939                       | 1921                       | 1931                       |
| <b>Gross SqFt</b>                         | 4,527                       | 14,400                     | 18,768                     | 13,440                     |
| <b>Estimated Gross Income</b>             | \$57,131                    | \$182,681                  | \$236,892                  | \$168,897                  |
| <b>Gross Income per SqFt</b>              | \$12.62                     | \$12.69                    | \$12.62                    | \$12.57                    |
| <b>Estimated Expense</b>                  | \$24,084                    | \$78,349                   | \$99,898                   | \$80,477                   |
| <b>Expense SqFt</b>                       | \$5.32                      | \$5.44                     | \$5.32                     | \$5.99                     |
| <b>Net Operating Income</b>               | \$33,047                    | \$104,332                  | \$136,994                  | \$88,420                   |
| <b>Full Market Value</b>                  | \$209,000                   | \$662,000                  | \$867,000                  | \$367,000                  |
| <b>Market Value per SqFt</b>              | \$46.17                     | \$45.97                    | \$46.20                    | \$27.31                    |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.39                       | 0.55                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05648-7505                | 3-05619-0001               | 3-05681-0008               | 3-05298-0067               |
| <b>Condominium Section</b>                | 0710-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1244 50 STREET              | 4615 9 AVENUE              | 1014 55 STREET             | 1327 40 STREET             |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 2                           | 20                         | 20                         | 16                         |
| <b>Year Built</b>                         | 1998                        | 1939                       | 1921                       | 1931                       |
| <b>Gross SqFt</b>                         | 3,561                       | 14,400                     | 18,768                     | 13,440                     |
| <b>Estimated Gross Income</b>             | \$44,940                    | \$182,681                  | \$236,892                  | \$168,897                  |
| <b>Gross Income per SqFt</b>              | \$12.62                     | \$12.69                    | \$12.62                    | \$12.57                    |
| <b>Estimated Expense</b>                  | \$18,945                    | \$78,349                   | \$99,898                   | \$80,477                   |
| <b>Expense SqFt</b>                       | \$5.32                      | \$5.44                     | \$5.32                     | \$5.99                     |
| <b>Net Operating Income</b>               | \$25,995                    | \$104,332                  | \$136,994                  | \$88,420                   |
| <b>Full Market Value</b>                  | \$165,000                   | \$662,000                  | \$867,000                  | \$367,000                  |
| <b>Market Value per SqFt</b>              | \$46.34                     | \$45.97                    | \$46.20                    | \$27.31                    |
| <b>Distance from Condominium in miles</b> |                             | 0.49                       | 0.39                       | 0.55                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05649-7504         | 3-05334-0026        | 3-05676-0027        | 3-05704-0055        |
| Condominium Section                | 0616-R1              |                     |                     |                     |
| Address                            | 1355 51 STREET       | 300 EAST 2 STREET   | 1262 54 STREET      | 1251 59 STREET      |
| Neighborhood                       | BOROUGH PARK         | KENSINGTON          | BOROUGH PARK        | BOROUGH PARK        |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 3                    | 12                  | 12                  | 15                  |
| Year Built                         | 1996                 | 1966                | 1930                | 1931                |
| Gross SqFt                         | 6,127                | 13,526              | 14,240              | 13,700              |
| Estimated Gross Income             | \$73,524             | \$164,847           | \$170,870           | \$162,003           |
| Gross Income per SqFt              | \$12.00              | \$12.19             | \$12.00             | \$11.83             |
| Estimated Expense                  | \$27,081             | \$64,923            | \$63,155            | \$82,470            |
| Expense SqFt                       | \$4.42               | \$4.80              | \$4.44              | \$6.02              |
| Net Operating Income               | \$46,443             | \$99,924            | \$107,715           | \$79,533            |
| Full Market Value                  | \$288,000            | \$624,000           | \$500,000           | \$387,000           |
| Market Value per SqFt              | \$47.01              | \$46.13             | \$35.11             | \$28.25             |
| Distance from Condominium in miles |                      | 0.99                | 0.25                | 0.42                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05667-7501         | 3-05677-0025        | 3-00879-0013        |                     |
| Condominium Section                | 0432-R1              |                     |                     |                     |
| Address                            | 1077 54 STREET       | 1350 54 STREET      | 252 18 STREET       |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | SUNSET PARK         |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         |                     |
| Total Units                        | 14                   | 35                  | 18                  |                     |
| Year Built                         | 1983                 | 1936                | 2010                |                     |
| Gross SqFt                         | 17,040               | 35,580              | 20,816              |                     |
| Estimated Gross Income             | \$245,717            | \$390,489           | \$371,730           |                     |
| Gross Income per SqFt              | \$14.42              | \$10.97             | \$17.86             |                     |
| Estimated Expense                  | \$66,286             | \$183,686           | \$54,375            |                     |
| Expense SqFt                       | \$3.89               | \$5.16              | \$2.61              |                     |
| Net Operating Income               | \$179,431            | \$206,803           | \$317,355           |                     |
| Full Market Value                  | \$887,701            | \$1,239,000         | \$2,234,000         |                     |
| Market Value per SqFt              | \$52.10              | \$34.82             | \$107.32            |                     |
| Distance from Condominium in miles |                      | 0.43                | 1.89                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05672-7501         | 3-00842-0012        | 3-00841-0010        | 3-00816-0009        |
| Condominium Section                | 1585-R1              |                     |                     |                     |
| Address                            | 858 54 STREET        | 714 56 STREET       | 5601 6 AVENUE       | 5301 5 AVENUE       |
| Neighborhood                       | BOROUGH PARK         | SUNSET PARK         | SUNSET PARK         | SUNSET PARK         |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C7-WALK-UP          | C7-WALK-UP          |
| Total Units                        | 12                   | 16                  | 16                  | 11                  |
| Year Built                         | 2006                 | 1911                | 1905                | 1927                |
| Gross SqFt                         | 9,628                | 10,280              | 8,556               | 8,419               |
| Estimated Gross Income             | \$197,470            | \$142,861           | \$175,442           | \$207,896           |
| Gross Income per SqFt              | \$20.51              | \$13.90             | \$20.51             | \$24.69             |
| Estimated Expense                  | \$80,971             | \$39,461            | \$71,931            | \$62,273            |
| Expense SqFt                       | \$8.41               | \$3.84              | \$8.41              | \$7.40              |
| Net Operating Income               | \$116,499            | \$103,400           | \$103,511           | \$145,623           |
| Full Market Value                  | \$845,999            | \$607,000           | \$453,000           | \$1,093,000         |
| Market Value per SqFt              | \$87.87              | \$59.05             | \$52.95             | \$129.83            |
| Distance from Condominium in miles |                      | 0.18                | 0.31                | 0.45                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05686-7501         | 3-05690-0048        | 3-00829-0020        | 3-00879-0013        |
| Condominium Section                | 1696-R1              |                     |                     |                     |
| Address                            | 821 57 STREET        | 1267 57 STREET      | 238 55 STREET       | 252 18 STREET       |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BUSH TERMINAL       | SUNSET PARK         |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 10                   | 12                  | 32                  | 18                  |
| Year Built                         | 2005                 | 2007                | 1998                | 2010                |
| Gross SqFt                         | 8,466                | 30,785              | 45,000              | 20,816              |
| Estimated Gross Income             | \$137,403            | \$336,132           | \$730,459           | \$371,730           |
| Gross Income per SqFt              | \$16.23              | \$10.92             | \$16.23             | \$17.86             |
| Estimated Expense                  | \$39,621             | \$118,116           | \$210,679           | \$54,375            |
| Expense SqFt                       | \$4.68               | \$3.84              | \$4.68              | \$2.61              |
| Net Operating Income               | \$97,782             | \$218,016           | \$519,780           | \$317,355           |
| Full Market Value                  | \$670,998            | \$1,303,000         | \$3,568,000         | \$2,234,000         |
| Market Value per SqFt              | \$79.26              | \$42.33             | \$79.29             | \$107.32            |
| Distance from Condominium in miles |                      | 0.59                | 0.89                | 1.93                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05693-7503         | 3-05637-0024        |                     |                     |
| Condominium Section                | 2796-R1              |                     |                     |                     |
| Address                            | 834 57 STREET        | 852 49 STREET       |                     |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         |                     |                     |
| Total Units                        | 12                   | 26                  |                     |                     |
| Year Built                         | 2008                 | 1989                |                     |                     |
| Gross SqFt                         | 10,155               | 30,000              |                     |                     |
| Estimated Gross Income             | \$230,214            | \$680,166           |                     |                     |
| Gross Income per SqFt              | \$22.67              | \$22.67             |                     |                     |
| Estimated Expense                  | \$63,875             | \$188,568           |                     |                     |
| Expense SqFt                       | \$6.29               | \$6.29              |                     |                     |
| Net Operating Income               | \$166,339            | \$491,598           |                     |                     |
| Full Market Value                  | \$1,231,002          | \$3,637,000         |                     |                     |
| Market Value per SqFt              | \$121.22             | \$121.23            |                     |                     |
| Distance from Condominium in miles |                      | 0.40                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05703-7502         | 3-05681-0008        | 3-05676-0027        | 3-05707-0036        |
| Condominium Section                | 0687-R1              |                     |                     |                     |
| Address                            | 5823 11 AVENUE       | 1014 55 STREET      | 1262 54 STREET      | 880 59 STREET       |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        | BOROUGH PARK        |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 12                   | 20                  | 12                  | 32                  |
| Year Built                         |                      | 1921                | 1930                | 1926                |
| Gross SqFt                         | 29,346               | 18,768              | 14,240              | 26,400              |
| Estimated Gross Income             | \$352,152            | \$236,892           | \$170,870           | \$314,560           |
| Gross Income per SqFt              | \$12.00              | \$12.62             | \$12.00             | \$11.92             |
| Estimated Expense                  | \$129,709            | \$99,898            | \$63,155            | \$149,594           |
| Expense SqFt                       | \$4.42               | \$5.32              | \$4.44              | \$5.67              |
| Net Operating Income               | \$222,443            | \$136,994           | \$107,715           | \$164,966           |
| Full Market Value                  | \$1,381,001          | \$867,000           | \$500,000           | \$751,000           |
| Market Value per SqFt              | \$47.06              | \$46.20             | \$35.11             | \$28.45             |
| Distance from Condominium in miles |                      | 0.20                | 0.24                | 0.45                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05707-7501         | 3-05637-0024        | 3-00829-0020        |                     |
| Condominium Section                | 2753-R1              |                     |                     |                     |
| Address                            | 859 60 STREET        | 852 49 STREET       | 238 55 STREET       |                     |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BUSH TERMINAL       |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 25                   | 26                  | 32                  |                     |
| Year Built                         | 2007                 | 1989                | 1998                |                     |
| Gross SqFt                         | 24,422               | 30,000              | 45,000              |                     |
| Estimated Gross Income             | \$475,008            | \$680,166           | \$730,459           |                     |
| Gross Income per SqFt              | \$19.45              | \$22.67             | \$16.23             |                     |
| Estimated Expense                  | \$134,077            | \$188,568           | \$210,679           |                     |
| Expense SqFt                       | \$5.49               | \$6.29              | \$4.68              |                     |
| Net Operating Income               | \$340,931            | \$491,598           | \$519,780           |                     |
| Full Market Value                  | \$2,530,040          | \$3,637,000         | \$3,568,000         |                     |
| Market Value per SqFt              | \$103.60             | \$121.23            | \$79.29             |                     |
| Distance from Condominium in miles |                      | 0.49                | 0.91                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05711-7502         | 3-05709-0006        | 3-05681-0008        | 3-05676-0027        |
| Condominium Section                | 0703-R1              |                     |                     |                     |
| Address                            | 1270 59 STREET       | 5901 10 AVENUE      | 1014 55 STREET      | 1262 54 STREET      |
| Neighborhood                       | BOROUGH PARK         | BOROUGH PARK        | BOROUGH PARK        | BOROUGH PARK        |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 6                    | 12                  | 20                  | 12                  |
| Year Built                         | 1999                 | 1932                | 1921                | 1930                |
| Gross SqFt                         | 9,600                | 9,000               | 18,768              | 14,240              |
| Estimated Gross Income             | \$121,152            | \$123,705           | \$236,892           | \$170,870           |
| Gross Income per SqFt              | \$12.62              | \$13.75             | \$12.62             | \$12.00             |
| Estimated Expense                  | \$51,072             | \$52,092            | \$99,898            | \$63,155            |
| Expense SqFt                       | \$5.32               | \$5.79              | \$5.32              | \$4.44              |
| Net Operating Income               | \$70,080             | \$71,613            | \$136,994           | \$107,715           |
| Full Market Value                  | \$443,999            | \$361,000           | \$867,000           | \$500,000           |
| Market Value per SqFt              | \$46.25              | \$40.11             | \$46.20             | \$35.11             |
| Distance from Condominium in miles |                      | 0.30                | 0.35                | 0.24                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05711-7503                | 3-05676-0027               | 3-05740-0058               | 3-05681-0008               |
| <b>Condominium Section</b>                | 0708-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1264 59 STREET              | 1262 54 STREET             | 1355 64 STREET             | 1014 55 STREET             |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 6                           | 12                         | 16                         | 20                         |
| <b>Year Built</b>                         | 1999                        | 1930                       | 1931                       | 1921                       |
| <b>Gross SqFt</b>                         | 9,600                       | 14,240                     | 13,168                     | 18,768                     |
| <b>Estimated Gross Income</b>             | \$115,200                   | \$170,870                  | \$147,318                  | \$236,892                  |
| <b>Gross Income per SqFt</b>              | \$12.00                     | \$12.00                    | \$11.19                    | \$12.62                    |
| <b>Estimated Expense</b>                  | \$42,432                    | \$63,155                   | \$66,562                   | \$99,898                   |
| <b>Expense SqFt</b>                       | \$4.42                      | \$4.44                     | \$5.05                     | \$5.32                     |
| <b>Net Operating Income</b>               | \$72,768                    | \$107,715                  | \$80,756                   | \$136,994                  |
| <b>Full Market Value</b>                  | \$269,500                   | \$500,000                  | \$465,000                  | \$867,000                  |
| <b>Market Value per SqFt</b>              | \$28.07                     | \$35.11                    | \$35.31                    | \$46.20                    |
| <b>Distance from Condominium in miles</b> |                             | 0.24                       | 0.25                       | 0.35                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05714-7501                | 3-05637-0024               | 3-00829-0020               | 3-05929-0054               |
| <b>Condominium Section</b>                | 0830-R1                     |                            |                            |                            |
| <b>Address</b>                            | 880 60 STREET               | 852 49 STREET              | 238 55 STREET              | 353 BAY RIDGE PARKWAY      |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | BUSH TERMINAL              | BAY RIDGE                  |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 26                         | 32                         | 43                         |
| <b>Year Built</b>                         | 2000                        | 1989                       | 1998                       | 1961                       |
| <b>Gross SqFt</b>                         | 9,999                       | 30,000                     | 45,000                     | 27,048                     |
| <b>Estimated Gross Income</b>             | \$162,284                   | \$680,166                  | \$730,459                  | \$420,187                  |
| <b>Gross Income per SqFt</b>              | \$16.23                     | \$22.67                    | \$16.23                    | \$15.53                    |
| <b>Estimated Expense</b>                  | \$46,795                    | \$188,568                  | \$210,679                  | \$182,053                  |
| <b>Expense SqFt</b>                       | \$4.68                      | \$6.29                     | \$4.68                     | \$6.73                     |
| <b>Net Operating Income</b>               | \$115,489                   | \$491,598                  | \$519,780                  | \$238,134                  |
| <b>Full Market Value</b>                  | \$793,002                   | \$3,637,000                | \$3,568,000                | \$1,614,000                |
| <b>Market Value per SqFt</b>              | \$79.31                     | \$121.23                   | \$79.29                    | \$59.67                    |
| <b>Distance from Condominium in miles</b> |                             | 0.55                       | 0.92                       | 0.95                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05750-7501                | 3-05929-0054               | 3-05637-0024               | 3-06021-0046               |
| <b>Condominium Section</b>                | 1323-R1                     |                            |                            |                            |
| <b>Address</b>                            | 6511 FT HAMILTON PARKWAY    | 353 BAY RIDGE PARKWAY      | 852 49 STREET              | 915 84 STREET              |
| <b>Neighborhood</b>                       | DYKER HEIGHTS               | BAY RIDGE                  | BOROUGH PARK               | DYKER HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 17                          | 43                         | 26                         | 35                         |
| <b>Year Built</b>                         | 2004                        | 1961                       | 1989                       | 1931                       |
| <b>Gross SqFt</b>                         | 20,727                      | 27,048                     | 30,000                     | 26,000                     |
| <b>Estimated Gross Income</b>             | \$384,900                   | \$420,187                  | \$680,166                  | \$482,696                  |
| <b>Gross Income per SqFt</b>              | \$18.57                     | \$15.53                    | \$22.67                    | \$18.57                    |
| <b>Estimated Expense</b>                  | \$152,136                   | \$182,053                  | \$188,568                  | \$190,831                  |
| <b>Expense SqFt</b>                       | \$7.34                      | \$6.73                     | \$6.29                     | \$7.34                     |
| <b>Net Operating Income</b>               | \$232,764                   | \$238,134                  | \$491,598                  | \$291,865                  |
| <b>Full Market Value</b>                  | \$1,654,002                 | \$1,614,000                | \$3,637,000                | \$2,074,000                |
| <b>Market Value per SqFt</b>              | \$79.80                     | \$59.67                    | \$121.23                   | \$79.77                    |
| <b>Distance from Condominium in miles</b> |                             | 0.91                       | 0.82                       | 0.89                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05768-7502                | 3-06245-0006               | 3-05774-0037               | 3-05760-0042               |
| <b>Condominium Section</b>                | 1096-R1                     |                            |                            |                            |
| <b>Address</b>                            | 6714 14 AVENUE              | 7705 14 AVENUE             | 6816 13 AVENUE             | 6612 13 AVENUE             |
| <b>Neighborhood</b>                       | DYKER HEIGHTS               | BENSONHURST                | DYKER HEIGHTS              | DYKER HEIGHTS              |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C7-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 7                           | 12                         | 17                         | 12                         |
| <b>Year Built</b>                         | 2003                        | 1922                       | 1931                       | 1920                       |
| <b>Gross SqFt</b>                         | 6,592                       | 10,800                     | 11,352                     | 7,200                      |
| <b>Estimated Gross Income</b>             | \$112,723                   | \$194,400                  | \$194,153                  | \$110,572                  |
| <b>Gross Income per SqFt</b>              | \$17.10                     | \$18.00                    | \$17.10                    | \$15.36                    |
| <b>Estimated Expense</b>                  | \$43,244                    | \$71,934                   | \$74,533                   | \$42,731                   |
| <b>Expense SqFt</b>                       | \$6.56                      | \$6.66                     | \$6.57                     | \$5.93                     |
| <b>Net Operating Income</b>               | \$69,479                    | \$122,466                  | \$119,620                  | \$67,841                   |
| <b>Full Market Value</b>                  | \$484,000                   | \$864,000                  | \$664,000                  | \$426,000                  |
| <b>Market Value per SqFt</b>              | \$73.42                     | \$80.00                    | \$58.49                    | \$59.17                    |
| <b>Distance from Condominium in miles</b> |                             | 0.51                       | 0.16                       | 0.16                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3   |
|------------------------------------|----------------------|---------------------|---------------------|-----------------------|
| Boro-Block-Lot                     | 3-05818-7501         | 3-05872-0007        | 3-00829-0020        | 3-05929-0054          |
| Condominium Section                | 0324-R1              |                     |                     |                       |
| Address                            | 420 64 STREET        | 315 OVINGTON AVENUE | 238 55 STREET       | 353 BAY RIDGE PARKWAY |
| Neighborhood                       | SUNSET PARK          | BAY RIDGE           | BUSH TERMINAL       | BAY RIDGE             |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR           |
| Total Units                        | 76                   | 102                 | 32                  | 43                    |
| Year Built                         | 1990                 | 1962                | 1998                | 1961                  |
| Gross SqFt                         | 64,313               | 76,686              | 45,000              | 27,048                |
| Estimated Gross Income             | \$1,043,800          | \$1,252,827         | \$730,459           | \$420,187             |
| Gross Income per SqFt              | \$16.23              | \$16.34             | \$16.23             | \$15.53               |
| Estimated Expense                  | \$300,985            | \$561,994           | \$210,679           | \$182,053             |
| Expense SqFt                       | \$4.68               | \$7.33              | \$4.68              | \$6.73                |
| Net Operating Income               | \$742,815            | \$690,833           | \$519,780           | \$238,134             |
| Full Market Value                  | \$5,099,000          | \$4,751,000         | \$3,568,000         | \$1,614,000           |
| Market Value per SqFt              | \$79.28              | \$61.95             | \$79.29             | \$59.67               |
| Distance from Condominium in miles |                      | 0.34                | 0.53                | 0.55                  |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05859-7501         | 3-00829-0020        | 3-05637-0024        |                     |
| Condominium Section                | 2985-R1              |                     |                     |                     |
| Address                            | 6833 SHORE ROAD      | 238 55 STREET       | 852 49 STREET       |                     |
| Neighborhood                       | BAY RIDGE            | BUSH TERMINAL       | BOROUGH PARK        |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D7-ELEVATOR         |                     |
| Total Units                        | 22                   | 32                  | 26                  |                     |
| Year Built                         | 1999                 | 1998                | 1989                |                     |
| Gross SqFt                         | 29,000               | 45,000              | 30,000              |                     |
| Estimated Gross Income             | \$564,050            | \$730,459           | \$680,166           |                     |
| Gross Income per SqFt              | \$19.45              | \$16.23             | \$22.67             |                     |
| Estimated Expense                  | \$159,210            | \$210,679           | \$188,568           |                     |
| Expense SqFt                       | \$5.49               | \$4.68              | \$6.29              |                     |
| Net Operating Income               | \$404,840            | \$519,780           | \$491,598           |                     |
| Full Market Value                  | \$2,646,568          | \$3,568,000         | \$3,637,000         |                     |
| Market Value per SqFt              | \$91.26              | \$79.29             | \$121.23            |                     |
| Distance from Condominium in miles |                      | 0.95                | 1.73                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05868-7502                | 3-00829-0020               | 3-06083-0038               | 3-05637-0024               |
| <b>Condominium Section</b>                | 0954-R1                     |                            |                            |                            |
| <b>Address</b>                            | 6911 SHORE ROAD             | 238 55 STREET              | 9102 COLONIAL ROAD         | 852 49 STREET              |
| <b>Neighborhood</b>                       | BAY RIDGE                   | BUSH TERMINAL              | BAY RIDGE                  | BOROUGH PARK               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 32                         | 32                         | 26                         |
| <b>Year Built</b>                         | 2002                        | 1998                       | 1950                       | 1989                       |
| <b>Gross SqFt</b>                         | 30,510                      | 45,000                     | 30,077                     | 30,000                     |
| <b>Estimated Gross Income</b>             | \$576,639                   | \$730,459                  | \$568,387                  | \$680,166                  |
| <b>Gross Income per SqFt</b>              | \$18.90                     | \$16.23                    | \$18.90                    | \$22.67                    |
| <b>Estimated Expense</b>                  | \$246,521                   | \$210,679                  | \$242,936                  | \$188,568                  |
| <b>Expense SqFt</b>                       | \$8.08                      | \$4.68                     | \$8.08                     | \$6.29                     |
| <b>Net Operating Income</b>               | \$330,118                   | \$519,780                  | \$325,451                  | \$491,598                  |
| <b>Full Market Value</b>                  | \$2,356,002                 | \$3,568,000                | \$2,322,000                | \$3,637,000                |
| <b>Market Value per SqFt</b>              | \$77.22                     | \$79.29                    | \$77.20                    | \$121.23                   |
| <b>Distance from Condominium in miles</b> |                             | 0.97                       | 1.19                       | 1.73                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-05868-7503                | 3-05868-0007               | 3-05929-0054               | 3-00829-0020               |
| <b>Condominium Section</b>                | 1465-R1                     |                            |                            |                            |
| <b>Address</b>                            | 6917 SHORE ROAD             | 6901 SHORE ROAD            | 353 BAY RIDGE PARKWAY      | 238 55 STREET              |
| <b>Neighborhood</b>                       | BAY RIDGE                   | BAY RIDGE                  | BAY RIDGE                  | BUSH TERMINAL              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 24                         | 43                         | 32                         |
| <b>Year Built</b>                         | 2005                        | 1928                       | 1961                       | 1998                       |
| <b>Gross SqFt</b>                         | 18,745                      | 19,250                     | 27,048                     | 45,000                     |
| <b>Estimated Gross Income</b>             | \$291,110                   | \$266,834                  | \$420,187                  | \$730,459                  |
| <b>Gross Income per SqFt</b>              | \$15.53                     | \$13.86                    | \$15.53                    | \$16.23                    |
| <b>Estimated Expense</b>                  | \$126,154                   | \$132,982                  | \$182,053                  | \$210,679                  |
| <b>Expense SqFt</b>                       | \$6.73                      | \$6.91                     | \$6.73                     | \$4.68                     |
| <b>Net Operating Income</b>               | \$164,956                   | \$133,852                  | \$238,134                  | \$519,780                  |
| <b>Full Market Value</b>                  | \$1,118,000                 | \$875,000                  | \$1,614,000                | \$3,568,000                |
| <b>Market Value per SqFt</b>              | \$59.64                     | \$45.45                    | \$59.67                    | \$79.29                    |
| <b>Distance from Condominium in miles</b> |                             | 0.00                       | 0.65                       | 0.97                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05891-7501         | 3-05891-0007        | 3-05891-0009        | 3-05851-0052        |
| Condominium Section                | 0158-R1              |                     |                     |                     |
| Address                            | 7115 3 AVENUE        | 7101 3 AVENUE       | 7103 3 AVENUE       | 471 SENATOR STREET  |
| Neighborhood                       | BAY RIDGE            | BAY RIDGE           | BAY RIDGE           | BAY RIDGE           |
| Building Classification            | R9-CONDOMINIUM       | C7-WALK-UP          | C7-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 1                    | 20                  | 20                  | 20                  |
| Year Built                         | 1920                 | 1920                | 1920                | 1925                |
| Gross SqFt                         | 12,682               | 13,527              | 13,527              | 14,144              |
| Estimated Gross Income             | \$157,510            | \$164,407           | \$167,954           | \$197,143           |
| Gross Income per SqFt              | \$12.42              | \$12.15             | \$12.42             | \$13.94             |
| Estimated Expense                  | \$80,277             | \$83,848            | \$85,657            | \$96,600            |
| Expense SqFt                       | \$6.33               | \$6.20              | \$6.33              | \$6.83              |
| Net Operating Income               | \$77,233             | \$80,559            | \$82,297            | \$100,543           |
| Full Market Value                  | \$391,600            | \$503,000           | \$518,000           | \$659,000           |
| Market Value per SqFt              | \$30.88              | \$37.18             | \$38.29             | \$46.59             |
| Distance from Condominium in miles |                      | 0.00                | 0.00                | 0.25                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-05891-7502         | 3-05891-0007        | 3-05891-0009        | 3-05851-0047        |
| Condominium Section                | 0265-R1              |                     |                     |                     |
| Address                            | 7123 3 AVENUE        | 7101 3 AVENUE       | 7103 3 AVENUE       | 6716 5 AVENUE       |
| Neighborhood                       | BAY RIDGE            | BAY RIDGE           | BAY RIDGE           | BAY RIDGE           |
| Building Classification            | R9-CONDOMINIUM       | C7-WALK-UP          | C7-WALK-UP          | C7-WALK-UP          |
| Total Units                        | 18                   | 20                  | 20                  | 24                  |
| Year Built                         |                      | 1920                | 1920                | 1923                |
| Gross SqFt                         | 16,737               | 13,527              | 13,527              | 18,800              |
| Estimated Gross Income             | \$203,355            | \$164,407           | \$167,954           | \$212,606           |
| Gross Income per SqFt              | \$12.15              | \$12.15             | \$12.42             | \$11.31             |
| Estimated Expense                  | \$103,769            | \$83,848            | \$85,657            | \$104,600           |
| Expense SqFt                       | \$6.20               | \$6.20              | \$6.33              | \$5.56              |
| Net Operating Income               | \$99,586             | \$80,559            | \$82,297            | \$108,006           |
| Full Market Value                  | \$518,100            | \$503,000           | \$518,000           | \$655,000           |
| Market Value per SqFt              | \$30.96              | \$37.18             | \$38.29             | \$34.84             |
| Distance from Condominium in miles |                      | 0.00                | 0.00                | 0.25                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06092-7501                | 3-06009-0009               | 3-06024-0047               | 3-06085-0037               |
| <b>Condominium Section</b>                | 0231-R1                     |                            |                            |                            |
| <b>Address</b>                            | 106 BATTERY AVENUE          | 8201 5 AVENUE              | 8422 3 AVENUE              | 9102 3 AVENUE              |
| <b>Neighborhood</b>                       | BAY RIDGE                   | BAY RIDGE                  | BAY RIDGE                  | BAY RIDGE                  |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C7-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 11                          | 18                         | 11                         | 12                         |
| <b>Year Built</b>                         | 1988                        | 1922                       | 1928                       | 1925                       |
| <b>Gross SqFt</b>                         | 8,088                       | 10,000                     | 9,600                      | 6,480                      |
| <b>Estimated Gross Income</b>             | \$153,834                   | \$190,154                  | \$177,973                  | \$164,965                  |
| <b>Gross Income per SqFt</b>              | \$19.02                     | \$19.02                    | \$18.54                    | \$25.46                    |
| <b>Estimated Expense</b>                  | \$63,086                    | \$77,963                   | \$72,969                   | \$47,168                   |
| <b>Expense SqFt</b>                       | \$7.80                      | \$7.80                     | \$7.60                     | \$7.28                     |
| <b>Net Operating Income</b>               | \$90,748                    | \$112,191                  | \$105,004                  | \$117,797                  |
| <b>Full Market Value</b>                  | \$648,999                   | \$802,000                  | \$642,000                  | \$555,000                  |
| <b>Market Value per SqFt</b>              | \$80.24                     | \$80.20                    | \$66.88                    | \$85.65                    |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.70                       | 0.54                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06092-7503                | 3-06093-0029               | 3-06115-0151               | 3-06089-0055               |
| <b>Condominium Section</b>                | 1331-R1                     |                            |                            |                            |
| <b>Address</b>                            | 118 BATTERY AVENUE          | 92 PARROTT PLACE           | 125 95 STREET              | 9060 FT HAMILTON PARKWAY   |
| <b>Neighborhood</b>                       | BAY RIDGE                   | BAY RIDGE                  | BAY RIDGE                  | BAY RIDGE                  |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 12                         | 14                         | 21                         |
| <b>Year Built</b>                         | 2004                        | 1978                       | 2002                       | 1927                       |
| <b>Gross SqFt</b>                         | 22,160                      | 9,369                      | 16,500                     | 15,436                     |
| <b>Estimated Gross Income</b>             | \$335,724                   | \$145,797                  | \$249,931                  | \$231,588                  |
| <b>Gross Income per SqFt</b>              | \$15.15                     | \$15.56                    | \$15.15                    | \$15.00                    |
| <b>Estimated Expense</b>                  | \$164,427                   | \$71,441                   | \$122,466                  | \$118,110                  |
| <b>Expense SqFt</b>                       | \$7.42                      | \$7.63                     | \$7.42                     | \$7.65                     |
| <b>Net Operating Income</b>               | \$171,297                   | \$74,356                   | \$127,465                  | \$113,478                  |
| <b>Full Market Value</b>                  | \$1,152,004                 | \$504,000                  | \$857,000                  | \$761,000                  |
| <b>Market Value per SqFt</b>              | \$51.99                     | \$53.79                    | \$51.94                    | \$49.30                    |
| <b>Distance from Condominium in miles</b> |                             | 0.06                       | 0.67                       | 0.17                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06099-7501                | 3-06124-0028               | 3-06083-0038               |                            |
| <b>Condominium Section</b>                | 0846-R1                     |                            |                            |                            |
| <b>Address</b>                            | 52 92 STREET                | 150 MARINE AVENUE          | 9102 COLONIAL ROAD         |                            |
| <b>Neighborhood</b>                       | BAY RIDGE                   | BAY RIDGE                  | BAY RIDGE                  |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 30                          | 50                         | 32                         |                            |
| <b>Year Built</b>                         | 2001                        | 1958                       | 1950                       |                            |
| <b>Gross SqFt</b>                         | 34,103                      | 40,500                     | 30,077                     |                            |
| <b>Estimated Gross Income</b>             | \$676,945                   | \$842,295                  | \$568,387                  |                            |
| <b>Gross Income per SqFt</b>              | \$19.85                     | \$20.80                    | \$18.90                    |                            |
| <b>Estimated Expense</b>                  | \$273,506                   | \$321,798                  | \$242,936                  |                            |
| <b>Expense SqFt</b>                       | \$8.02                      | \$7.95                     | \$8.08                     |                            |
| <b>Net Operating Income</b>               | \$403,439                   | \$520,497                  | \$325,451                  |                            |
| <b>Full Market Value</b>                  | \$2,908,999                 | \$3,789,000                | \$2,322,000                |                            |
| <b>Market Value per SqFt</b>              | \$85.30                     | \$93.56                    | \$77.20                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.31                       | 0.08                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06113-7501                | 3-06115-0151               | 3-06093-0029               | 3-06102-0047               |
| <b>Condominium Section</b>                | 0187-R1                     |                            |                            |                            |
| <b>Address</b>                            | 233 95 STREET               | 125 95 STREET              | 92 PARROTT PLACE           | 9224 3 AVENUE              |
| <b>Neighborhood</b>                       | BAY RIDGE                   | BAY RIDGE                  | BAY RIDGE                  | BAY RIDGE                  |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 9                           | 14                         | 12                         | 15                         |
| <b>Year Built</b>                         | 1985                        | 2002                       | 1978                       | 1927                       |
| <b>Gross SqFt</b>                         | 5,446                       | 16,500                     | 9,369                      | 8,100                      |
| <b>Estimated Gross Income</b>             | \$84,740                    | \$249,931                  | \$145,797                  | \$192,371                  |
| <b>Gross Income per SqFt</b>              | \$15.56                     | \$15.15                    | \$15.56                    | \$23.75                    |
| <b>Estimated Expense</b>                  | \$41,553                    | \$122,466                  | \$71,441                   | \$58,144                   |
| <b>Expense SqFt</b>                       | \$7.63                      | \$7.42                     | \$7.63                     | \$7.18                     |
| <b>Net Operating Income</b>               | \$43,187                    | \$127,465                  | \$74,356                   | \$134,227                  |
| <b>Full Market Value</b>                  | \$287,101                   | \$857,000                  | \$504,000                  | \$1,001,000                |
| <b>Market Value per SqFt</b>              | \$52.72                     | \$51.94                    | \$53.79                    | \$123.58                   |
| <b>Distance from Condominium in miles</b> |                             | 0.14                       | 0.59                       | 0.10                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06120-7501                | 3-06083-0038               | 3-06100-0039               | 3-06116-0001               |
| <b>Condominium Section</b>                | 0800-R1                     |                            |                            |                            |
| <b>Address</b>                            | 115 96 STREET               | 9102 COLONIAL ROAD         | 67 93 STREET               | 123 MARINE AVENUE          |
| <b>Neighborhood</b>                       | BAY RIDGE                   | BAY RIDGE                  | BAY RIDGE                  | BAY RIDGE                  |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 14                          | 32                         | 26                         | 31                         |
| <b>Year Built</b>                         | 1988                        | 1950                       | 1931                       | 1937                       |
| <b>Gross SqFt</b>                         | 18,432                      | 30,077                     | 21,600                     | 30,480                     |
| <b>Estimated Gross Income</b>             | \$291,041                   | \$568,387                  | \$340,966                  | \$341,429                  |
| <b>Gross Income per SqFt</b>              | \$15.79                     | \$18.90                    | \$15.79                    | \$11.20                    |
| <b>Estimated Expense</b>                  | \$122,204                   | \$242,936                  | \$143,206                  | \$185,554                  |
| <b>Expense SqFt</b>                       | \$6.63                      | \$8.08                     | \$6.63                     | \$6.09                     |
| <b>Net Operating Income</b>               | \$168,837                   | \$325,451                  | \$197,760                  | \$155,875                  |
| <b>Full Market Value</b>                  | \$1,150,000                 | \$2,322,000                | \$1,346,000                | \$942,000                  |
| <b>Market Value per SqFt</b>              | \$62.39                     | \$77.20                    | \$62.31                    | \$30.91                    |
| <b>Distance from Condominium in miles</b> |                             | 0.33                       | 0.20                       | 0.12                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06120-7502                | 3-06138-0006               | 3-06124-0012               | 3-06104-0004               |
| <b>Condominium Section</b>                | 2612-R1                     |                            |                            |                            |
| <b>Address</b>                            | 9511 SHORE ROAD             | 10015 4 AVENUE             | 120 96 STREET              | 9303 SHORE ROAD            |
| <b>Neighborhood</b>                       | BAY RIDGE                   | BAY RIDGE                  | BAY RIDGE                  | BAY RIDGE                  |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 103                         | 76                         | 78                         | 70                         |
| <b>Year Built</b>                         | 1957                        | 1985                       | 1960                       | 1957                       |
| <b>Gross SqFt</b>                         | 109,317                     | 80,065                     | 72,000                     | 81,200                     |
| <b>Estimated Gross Income</b>             | \$1,741,420                 | \$1,660,163                | \$1,123,888                | \$1,293,398                |
| <b>Gross Income per SqFt</b>              | \$15.93                     | \$20.74                    | \$15.61                    | \$15.93                    |
| <b>Estimated Expense</b>                  | \$562,983                   | \$581,057                  | \$460,794                  | \$418,120                  |
| <b>Expense SqFt</b>                       | \$5.15                      | \$7.26                     | \$6.40                     | \$5.15                     |
| <b>Net Operating Income</b>               | \$1,178,437                 | \$1,079,106                | \$663,094                  | \$875,278                  |
| <b>Full Market Value</b>                  | \$5,845,310                 | \$7,851,000                | \$3,590,000                | \$4,584,000                |
| <b>Market Value per SqFt</b>              | \$53.47                     | \$98.06                    | \$49.86                    | \$56.45                    |
| <b>Distance from Condominium in miles</b> |                             | 0.38                       | 0.05                       | 0.15                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06133-7501                | 3-06083-0038               | 3-06124-0028               | 3-06134-0001               |
| <b>Condominium Section</b>                | 1125-R1                     |                            |                            |                            |
| <b>Address</b>                            | 9935 SHORE ROAD             | 9102 COLONIAL ROAD         | 150 MARINE AVENUE          | 301 100 STREET             |
| <b>Neighborhood</b>                       | BAY RIDGE                   | BAY RIDGE                  | BAY RIDGE                  | BAY RIDGE                  |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 24                          | 32                         | 50                         | 36                         |
| <b>Year Built</b>                         | 2004                        | 1950                       | 1958                       | 1929                       |
| <b>Gross SqFt</b>                         | 30,793                      | 30,077                     | 40,500                     | 23,400                     |
| <b>Estimated Gross Income</b>             | \$581,988                   | \$568,387                  | \$842,295                  | \$348,187                  |
| <b>Gross Income per SqFt</b>              | \$18.90                     | \$18.90                    | \$20.80                    | \$14.88                    |
| <b>Estimated Expense</b>                  | \$248,807                   | \$242,936                  | \$321,798                  | \$173,167                  |
| <b>Expense SqFt</b>                       | \$8.08                      | \$8.08                     | \$7.95                     | \$7.40                     |
| <b>Net Operating Income</b>               | \$333,181                   | \$325,451                  | \$520,497                  | \$175,020                  |
| <b>Full Market Value</b>                  | \$2,378,001                 | \$2,322,000                | \$3,789,000                | \$1,171,000                |
| <b>Market Value per SqFt</b>              | \$77.23                     | \$77.20                    | \$93.56                    | \$50.04                    |
| <b>Distance from Condominium in miles</b> |                             | 0.54                       | 0.16                       | 0.09                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06134-7501                | 3-06115-0151               | 3-06093-0029               | 3-06126-0001               |
| <b>Condominium Section</b>                | 0273-R1                     |                            |                            |                            |
| <b>Address</b>                            | 336 99 STREET               | 125 95 STREET              | 92 PARROTT PLACE           | 9727 3 AVENUE              |
| <b>Neighborhood</b>                       | BAY RIDGE                   | BAY RIDGE                  | BAY RIDGE                  | BAY RIDGE                  |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 15                          | 14                         | 12                         | 17                         |
| <b>Year Built</b>                         | 1983                        | 2002                       | 1978                       | 1926                       |
| <b>Gross SqFt</b>                         | 10,971                      | 16,500                     | 9,369                      | 14,628                     |
| <b>Estimated Gross Income</b>             | \$166,211                   | \$249,931                  | \$145,797                  | \$183,648                  |
| <b>Gross Income per SqFt</b>              | \$15.15                     | \$15.15                    | \$15.56                    | \$12.55                    |
| <b>Estimated Expense</b>                  | \$81,405                    | \$122,466                  | \$71,441                   | \$93,660                   |
| <b>Expense SqFt</b>                       | \$7.42                      | \$7.42                     | \$7.63                     | \$6.40                     |
| <b>Net Operating Income</b>               | \$84,806                    | \$127,465                  | \$74,356                   | \$89,988                   |
| <b>Full Market Value</b>                  | \$570,001                   | \$857,000                  | \$504,000                  | \$482,000                  |
| <b>Market Value per SqFt</b>              | \$51.96                     | \$51.94                    | \$53.79                    | \$32.95                    |
| <b>Distance from Condominium in miles</b> |                             | 0.30                       | 0.58                       | 0.10                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-06135-7501         | 3-06130-0001        | 3-06102-0006         |                     |
| Condominium Section                | 0118-R1              |                     |                      |                     |
| Address                            | 9921 4 AVENUE        | 303 99 STREET       | 9205 RIDGE BOULEVARD |                     |
| Neighborhood                       | BAY RIDGE            | BAY RIDGE           | BAY RIDGE            |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR          |                     |
| Total Units                        | 52                   | 58                  | 63                   |                     |
| Year Built                         | 1987                 | 1961                | 1961                 |                     |
| Gross SqFt                         | 47,420               | 50,741              | 42,920               |                     |
| Estimated Gross Income             | \$720,784            | \$738,418           | \$679,674            |                     |
| Gross Income per SqFt              | \$15.20              | \$14.55             | \$15.84              |                     |
| Estimated Expense                  | \$282,623            | \$347,056           | \$217,704            |                     |
| Expense SqFt                       | \$5.96               | \$6.84              | \$5.07               |                     |
| Net Operating Income               | \$438,161            | \$391,362           | \$461,970            |                     |
| Full Market Value                  | \$2,950,003          | \$2,601,000         | \$3,148,000          |                     |
| Market Value per SqFt              | \$62.21              | \$51.26             | \$73.35              |                     |
| Distance from Condominium in miles |                      | 0.12                | 0.47                 |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06137-7502         | 3-06124-0028        | 3-06103-0061        | 3-06083-0038        |
| Condominium Section                | 2173-R1              |                     |                     |                     |
| Address                            | 10002 4 AVENUE       | 150 MARINE AVENUE   | 315 93 STREET       | 9102 COLONIAL ROAD  |
| Neighborhood                       | BAY RIDGE            | BAY RIDGE           | BAY RIDGE           | BAY RIDGE           |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D9-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 18                   | 50                  | 21                  | 32                  |
| Year Built                         | 2008                 | 1958                | 1926                | 1950                |
| Gross SqFt                         | 20,790               | 40,500              | 18,880              | 30,077              |
| Estimated Gross Income             | \$429,729            | \$842,295           | \$390,188           | \$568,387           |
| Gross Income per SqFt              | \$20.67              | \$20.80             | \$20.67             | \$18.90             |
| Estimated Expense                  | \$176,091            | \$321,798           | \$159,977           | \$242,936           |
| Expense SqFt                       | \$8.47               | \$7.95              | \$8.47              | \$8.08              |
| Net Operating Income               | \$253,638            | \$520,497           | \$230,211           | \$325,451           |
| Full Market Value                  | \$1,844,000          | \$3,789,000         | \$1,674,000         | \$2,322,000         |
| Market Value per SqFt              | \$88.70              | \$93.56             | \$88.67             | \$77.20             |
| Distance from Condominium in miles |                      | 0.23                | 0.42                | 0.61                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06171-7501         | 3-06245-0006        |                     |                     |
| Condominium Section                | 1883-R1              |                     |                     |                     |
| Address                            | 1765 71 STREET       | 7705 14 AVENUE      |                     |                     |
| Neighborhood                       | BENSONHURST          | BENSONHURST         |                     |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          |                     |                     |
| Total Units                        | 5                    | 12                  |                     |                     |
| Year Built                         | 2006                 | 1922                |                     |                     |
| Gross SqFt                         | 4,312                | 10,800              |                     |                     |
| Estimated Gross Income             | \$77,616             | \$194,400           |                     |                     |
| Gross Income per SqFt              | \$18.00              | \$18.00             |                     |                     |
| Estimated Expense                  | \$28,718             | \$71,934            |                     |                     |
| Expense SqFt                       | \$6.66               | \$6.66              |                     |                     |
| Net Operating Income               | \$48,898             | \$122,466           |                     |                     |
| Full Market Value                  | \$344,999            | \$864,000           |                     |                     |
| Market Value per SqFt              | \$80.01              | \$80.00             |                     |                     |
| Distance from Condominium in miles |                      | 0.58                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06251-7501         | 3-06251-0047        | 3-06375-0015        |                     |
| Condominium Section                | 0293-R1              |                     |                     |                     |
| Address                            | 2080 77 STREET       | 2073 78 STREET      | 8645 20 AVENUE      |                     |
| Neighborhood                       | BENSONHURST          | BENSONHURST         | BATH BEACH          |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 28                   | 24                  | 27                  |                     |
| Year Built                         | 1920                 | 1920                | 1922                |                     |
| Gross SqFt                         | 28,800               | 19,600              | 24,320              |                     |
| Estimated Gross Income             | \$381,600            | \$280,655           | \$296,236           |                     |
| Gross Income per SqFt              | \$13.25              | \$14.32             | \$12.18             |                     |
| Estimated Expense                  | \$186,912            | \$136,695           | \$146,119           |                     |
| Expense SqFt                       | \$6.49               | \$6.97              | \$6.01              |                     |
| Net Operating Income               | \$194,688            | \$143,960           | \$150,117           |                     |
| Full Market Value                  | \$1,254,000          | \$850,000           | \$907,000           |                     |
| Market Value per SqFt              | \$43.54              | \$43.37             | \$37.29             |                     |
| Distance from Condominium in miles |                      | 0.00                | 0.50                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06253-7501         | 3-06253-0001        | 3-06335-0001        |                     |
| Condominium Section                | 0036-R1              |                     |                     |                     |
| Address                            | 10 AVENUE P          | 7705 BAY PARKWAY    | 2101 85 STREET      |                     |
| Neighborhood                       | BENSONHURST          | BENSONHURST         | BENSONHURST         |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 65                   | 62                  | 72                  |                     |
| Year Built                         | 1939                 | 1953                | 1927                |                     |
| Gross SqFt                         | 64,800               | 65,220              | 62,400              |                     |
| Estimated Gross Income             | \$854,064            | \$871,320           | \$811,320           |                     |
| Gross Income per SqFt              | \$13.18              | \$13.36             | \$13.00             |                     |
| Estimated Expense                  | \$460,728            | \$434,921           | \$470,566           |                     |
| Expense SqFt                       | \$7.11               | \$6.67              | \$7.54              |                     |
| Net Operating Income               | \$393,336            | \$436,399           | \$340,754           |                     |
| Full Market Value                  | \$2,528,009          | \$2,818,000         | \$2,180,000         |                     |
| Market Value per SqFt              | \$39.01              | \$43.21             | \$34.94             |                     |
| Distance from Condominium in miles |                      | 0.00                | 0.38                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06269-7501         | 3-06245-0006        |                     |                     |
| Condominium Section                | 0948-R1              |                     |                     |                     |
| Address                            | 7902 15 AVENUE       | 7705 14 AVENUE      |                     |                     |
| Neighborhood                       | BENSONHURST          | BENSONHURST         |                     |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          |                     |                     |
| Total Units                        | 13                   | 12                  |                     |                     |
| Year Built                         | 2002                 | 1922                |                     |                     |
| Gross SqFt                         | 12,559               | 10,800              |                     |                     |
| Estimated Gross Income             | \$226,062            | \$194,400           |                     |                     |
| Gross Income per SqFt              | \$18.00              | \$18.00             |                     |                     |
| Estimated Expense                  | \$83,643             | \$71,934            |                     |                     |
| Expense SqFt                       | \$6.66               | \$6.66              |                     |                     |
| Net Operating Income               | \$142,419            | \$122,466           |                     |                     |
| Full Market Value                  | \$1,004,001          | \$864,000           |                     |                     |
| Market Value per SqFt              | \$79.94              | \$80.00             |                     |                     |
| Distance from Condominium in miles |                      | 0.10                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06300-7501         | 3-06319-0066        | 3-06289-0062        |                     |
| Condominium Section                | 0576-R1              |                     |                     |                     |
| Address                            | 2281 82 STREET       | 2227 83 STREET      | 2237 81 STREET      |                     |
| Neighborhood                       | BENSONHURST          | BENSONHURST         | BENSONHURST         |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 8                    | 19                  | 22                  |                     |
| Year Built                         | 1997                 | 1931                | 1927                |                     |
| Gross SqFt                         | 8,991                | 18,480              | 17,665              |                     |
| Estimated Gross Income             | \$93,956             | \$191,596           | \$185,883           |                     |
| Gross Income per SqFt              | \$10.45              | \$10.37             | \$10.52             |                     |
| Estimated Expense                  | \$40,819             | \$72,399            | \$91,083            |                     |
| Expense SqFt                       | \$4.54               | \$3.92              | \$5.16              |                     |
| Net Operating Income               | \$53,137             | \$119,197           | \$94,800            |                     |
| Full Market Value                  | \$312,000            | \$697,000           | \$558,000           |                     |
| Market Value per SqFt              | \$34.70              | \$37.72             | \$31.59             |                     |
| Distance from Condominium in miles |                      | 0.05                | 0.05                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06322-7501         | 3-06093-0029        | 3-06245-0006        | 3-06397-0068        |
| Condominium Section                | 0174-R1              |                     |                     |                     |
| Address                            | 8405 13 AVENUE       | 92 PARROTT PLACE    | 7705 14 AVENUE      | 146 BAY 13 STREET   |
| Neighborhood                       | DYKER HEIGHTS        | BAY RIDGE           | BENSONHURST         | BATH BEACH          |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 12                   | 12                  | 12                  | 12                  |
| Year Built                         | 1987                 | 1978                | 1922                | 1926                |
| Gross SqFt                         | 9,626                | 9,369               | 10,800              | 8,760               |
| Estimated Gross Income             | \$170,091            | \$145,797           | \$194,400           | \$154,810           |
| Gross Income per SqFt              | \$17.67              | \$15.56             | \$18.00             | \$17.67             |
| Estimated Expense                  | \$75,083             | \$71,441            | \$71,934            | \$68,338            |
| Expense SqFt                       | \$7.80               | \$7.63              | \$6.66              | \$7.80              |
| Net Operating Income               | \$95,008             | \$74,356            | \$122,466           | \$86,472            |
| Full Market Value                  | \$666,998            | \$504,000           | \$864,000           | \$417,000           |
| Market Value per SqFt              | \$69.29              | \$53.79             | \$80.00             | \$47.60             |
| Distance from Condominium in miles |                      | 0.64                | 0.37                | 0.50                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06362-7501         | 3-06366-0039        | 3-06245-0006        | 3-06397-0068        |
| Condominium Section                | 2432-R1              |                     |                     |                     |
| Address                            | 8642 16 AVENUE       | 1702 86 STREET      | 7705 14 AVENUE      | 146 BAY 13 STREET   |
| Neighborhood                       | BATH BEACH           | BATH BEACH          | BENSONHURST         | BATH BEACH          |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 6                    | 16                  | 12                  | 12                  |
| Year Built                         | 2006                 | 1927                | 1922                | 1926                |
| Gross SqFt                         | 10,500               | 11,904              | 10,800              | 8,760               |
| Estimated Gross Income             | \$189,000            | \$260,397           | \$194,400           | \$154,810           |
| Gross Income per SqFt              | \$18.00              | \$21.87             | \$18.00             | \$17.67             |
| Estimated Expense                  | \$69,930             | \$135,406           | \$71,934            | \$68,338            |
| Expense SqFt                       | \$6.66               | \$11.37             | \$6.66              | \$7.80              |
| Net Operating Income               | \$119,070            | \$124,991           | \$122,466           | \$86,472            |
| Full Market Value                  | \$839,999            | \$801,000           | \$864,000           | \$417,000           |
| Market Value per SqFt              | \$80.00              | \$67.29             | \$80.00             | \$47.60             |
| Distance from Condominium in miles |                      | 0.22                | 0.54                | 0.16                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06371-7501         | 3-06397-0068        | 3-06345-0038        | 3-06439-0003        |
| Condominium Section                | 2802-R1              |                     |                     |                     |
| Address                            | 69 BAY 20 STREET     | 146 BAY 13 STREET   | 8502 20 AVENUE      | 1917 CROPSEY AVENUE |
| Neighborhood                       | BATH BEACH           | BATH BEACH          | BENSONHURST         | BATH BEACH          |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C7-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 13                   | 12                  | 19                  | 16                  |
| Year Built                         | 2009                 | 1926                | 1926                | 1917                |
| Gross SqFt                         | 8,094                | 8,760               | 15,900              | 14,400              |
| Estimated Gross Income             | \$127,452            | \$154,810           | \$233,348           | \$203,868           |
| Gross Income per SqFt              | \$15.75              | \$17.67             | \$14.68             | \$14.16             |
| Estimated Expense                  | \$34,902             | \$68,338            | \$63,849            | \$108,050           |
| Expense SqFt                       | \$4.31               | \$7.80              | \$4.02              | \$7.50              |
| Net Operating Income               | \$92,550             | \$86,472            | \$169,499           | \$95,818            |
| Full Market Value                  | \$557,362            | \$417,000           | \$1,129,000         | \$535,000           |
| Market Value per SqFt              | \$68.86              | \$47.60             | \$71.01             | \$37.15             |
| Distance from Condominium in miles |                      | 0.43                | 0.16                | 0.25                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06383-7502         | 3-06379-0021        |                     |                     |
| Condominium Section                | 1362-R1              |                     |                     |                     |
| Address                            | 8666 23 AVENUE       | 45 BAY 28 STREET    |                     |                     |
| Neighborhood                       | GRAVESEND            | BATH BEACH          |                     |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          |                     |                     |
| Total Units                        | 20                   | 25                  |                     |                     |
| Year Built                         | 1989                 | 1926                |                     |                     |
| Gross SqFt                         | 20,200               | 18,140              |                     |                     |
| Estimated Gross Income             | \$265,226            | \$238,158           |                     |                     |
| Gross Income per SqFt              | \$13.13              | \$13.13             |                     |                     |
| Estimated Expense                  | \$88,678             | \$79,591            |                     |                     |
| Expense SqFt                       | \$4.39               | \$4.39              |                     |                     |
| Net Operating Income               | \$176,548            | \$158,567           |                     |                     |
| Full Market Value                  | \$1,134,000          | \$1,018,000         |                     |                     |
| Market Value per SqFt              | \$56.14              | \$56.12             |                     |                     |
| Distance from Condominium in miles |                      | 0.20                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06402-7502         | 3-05690-0048        | 3-06021-0046        | 3-06103-0061        |
| Condominium Section                | 2139-R1              |                     |                     |                     |
| Address                            | 8696 18 AVENUE       | 1267 57 STREET      | 915 84 STREET       | 315 93 STREET       |
| Neighborhood                       | BATH BEACH           | BOROUGH PARK        | DYKER HEIGHTS       | BAY RIDGE           |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D9-ELEVATOR         |
| Total Units                        | 8                    | 12                  | 35                  | 21                  |
| Year Built                         | 2006                 | 2007                | 1931                | 1926                |
| Gross SqFt                         | 7,760                | 30,785              | 26,000              | 18,880              |
| Estimated Gross Income             | \$144,103            | \$336,132           | \$482,696           | \$390,188           |
| Gross Income per SqFt              | \$18.57              | \$10.92             | \$18.57             | \$20.67             |
| Estimated Expense                  | \$56,958             | \$118,116           | \$190,831           | \$159,977           |
| Expense SqFt                       | \$7.34               | \$3.84              | \$7.34              | \$8.47              |
| Net Operating Income               | \$87,145             | \$218,016           | \$291,865           | \$230,211           |
| Full Market Value                  | \$619,000            | \$1,303,000         | \$2,074,000         | \$1,674,000         |
| Market Value per SqFt              | \$79.77              | \$42.33             | \$79.77             | \$88.67             |
| Distance from Condominium in miles |                      | 1.83                | 1.26                | 1.66                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06405-7501                | 3-06862-0014               | 3-06370-0032               | 3-06382-0006               |
| <b>Condominium Section</b>                | 0018-R1                     |                            |                            |                            |
| <b>Address</b>                            | 147 BAY 20 STREET           | 55 BAY 34 STREET           | 45 BAY 19 STREET           | 2225 BENSON AVENUE         |
| <b>Neighborhood</b>                       | BATH BEACH                  | GRAVESEND                  | BATH BEACH                 | GRAVESEND                  |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 50                         | 80                         | 69                         |
| <b>Year Built</b>                         | 1985                        | 1964                       | 1962                       | 1960                       |
| <b>Gross SqFt</b>                         | 14,462                      | 38,320                     | 64,900                     | 52,542                     |
| <b>Estimated Gross Income</b>             | \$209,699                   | \$572,105                  | \$885,275                  | \$761,644                  |
| <b>Gross Income per SqFt</b>              | \$14.50                     | \$14.93                    | \$13.64                    | \$14.50                    |
| <b>Estimated Expense</b>                  | \$89,520                    | \$250,137                  | \$370,715                  | \$325,305                  |
| <b>Expense SqFt</b>                       | \$6.19                      | \$6.53                     | \$5.71                     | \$6.19                     |
| <b>Net Operating Income</b>               | \$120,179                   | \$321,968                  | \$514,560                  | \$436,339                  |
| <b>Full Market Value</b>                  | \$798,002                   | \$1,331,000                | \$2,626,000                | \$2,896,000                |
| <b>Market Value per SqFt</b>              | \$55.18                     | \$34.73                    | \$40.46                    | \$55.12                    |
| <b>Distance from Condominium in miles</b> |                             | 0.71                       | 0.15                       | 0.57                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06411-7501                | 3-06411-0048               | 3-06376-0060               | 3-06380-0006               |
| <b>Condominium Section</b>                | 0007-R1                     |                            |                            |                            |
| <b>Address</b>                            | 153 BAY 26 STREET           | 8714 21 AVENUE             | 38 BAY 26 STREET           | 69 BAY 29 STREET           |
| <b>Neighborhood</b>                       | BATH BEACH                  | BATH BEACH                 | BATH BEACH                 | BATH BEACH                 |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 28                          | 65                         | 42                         | 59                         |
| <b>Year Built</b>                         | 1922                        | 1926                       | 1934                       | 1927                       |
| <b>Gross SqFt</b>                         | 18,964                      | 57,876                     | 50,400                     | 54,000                     |
| <b>Estimated Gross Income</b>             | \$224,723                   | \$687,370                  | \$597,049                  | \$540,000                  |
| <b>Gross Income per SqFt</b>              | \$11.85                     | \$11.88                    | \$11.85                    | \$10.00                    |
| <b>Estimated Expense</b>                  | \$116,818                   | \$350,559                  | \$310,465                  | \$160,797                  |
| <b>Expense SqFt</b>                       | \$6.16                      | \$6.06                     | \$6.16                     | \$2.98                     |
| <b>Net Operating Income</b>               | \$107,905                   | \$336,811                  | \$286,584                  | \$379,203                  |
| <b>Full Market Value</b>                  | \$667,000                   | \$1,900,000                | \$1,525,000                | \$2,181,000                |
| <b>Market Value per SqFt</b>              | \$35.17                     | \$32.83                    | \$30.26                    | \$40.39                    |
| <b>Distance from Condominium in miles</b> |                             | 0.00                       | 0.15                       | 0.21                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06414-7501         | 3-07023-0021          |                     |                     |
| Condominium Section                | 2116-R1              |                       |                     |                     |
| Address                            | 8686 BAY PARKWAY     | 2838 STILLWELL AVENUE |                     |                     |
| Neighborhood                       | BATH BEACH           | CONEY ISLAND          |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR           |                     |                     |
| Total Units                        | 32                   | 41                    |                     |                     |
| Year Built                         | 2007                 | 2005                  |                     |                     |
| Gross SqFt                         | 36,913               | 37,797                |                     |                     |
| Estimated Gross Income             | \$648,561            | \$664,091             |                     |                     |
| Gross Income per SqFt              | \$17.57              | \$17.57               |                     |                     |
| Estimated Expense                  | \$275,740            | \$282,262             |                     |                     |
| Expense SqFt                       | \$7.47               | \$7.47                |                     |                     |
| Net Operating Income               | \$372,821            | \$381,829             |                     |                     |
| Full Market Value                  | \$2,613,002          | \$2,676,000           |                     |                     |
| Market Value per SqFt              | \$70.79              | \$70.80               |                     |                     |
| Distance from Condominium in miles |                      | 1.68                  |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06425-7501         | 3-06093-0029        | 3-06397-0068        | 3-06245-0006        |
| Condominium Section                | 1374-R1              |                     |                     |                     |
| Address                            | 1428 BATH AVENUE     | 92 PARROTT PLACE    | 146 BAY 13 STREET   | 7705 14 AVENUE      |
| Neighborhood                       | BATH BEACH           | BAY RIDGE           | BATH BEACH          | BENSONHURST         |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 12                   | 12                  | 12                  | 12                  |
| Year Built                         | 2001                 | 1978                | 1926                | 1922                |
| Gross SqFt                         | 15,224               | 9,369               | 8,760               | 10,800              |
| Estimated Gross Income             | \$269,008            | \$145,797           | \$154,810           | \$194,400           |
| Gross Income per SqFt              | \$17.67              | \$15.56             | \$17.67             | \$18.00             |
| Estimated Expense                  | \$118,747            | \$71,441            | \$68,338            | \$71,934            |
| Expense SqFt                       | \$7.80               | \$7.63              | \$7.80              | \$6.66              |
| Net Operating Income               | \$150,261            | \$74,356            | \$86,472            | \$122,466           |
| Full Market Value                  | \$1,055,001          | \$504,000           | \$417,000           | \$864,000           |
| Market Value per SqFt              | \$69.30              | \$53.79             | \$47.60             | \$80.00             |
| Distance from Condominium in miles |                      | 0.73                | 0.29                | 0.79                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06439-7501                | 3-06442-0037               | 3-06440-0039               | 3-06375-0049               |
| <b>Condominium Section</b>                | 0311-R1                     |                            |                            |                            |
| <b>Address</b>                            | 182 BAY 22 STREET           | 168 BAY 25 STREET          | 178 BAY 23 STREET          | 30 BAY 25 STREET           |
| <b>Neighborhood</b>                       | BATH BEACH                  | BATH BEACH                 | BATH BEACH                 | BATH BEACH                 |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 16                          | 16                         | 23                         | 16                         |
| <b>Year Built</b>                         | 1933                        | 1917                       | 1915                       | 1916                       |
| <b>Gross SqFt</b>                         | 14,115                      | 13,940                     | 16,932                     | 18,000                     |
| <b>Estimated Gross Income</b>             | \$162,323                   | \$133,071                  | \$204,390                  | \$207,000                  |
| <b>Gross Income per SqFt</b>              | \$11.50                     | \$9.55                     | \$12.07                    | \$11.50                    |
| <b>Estimated Expense</b>                  | \$77,915                    | \$61,213                   | \$105,978                  | \$99,360                   |
| <b>Expense SqFt</b>                       | \$5.52                      | \$4.39                     | \$6.26                     | \$5.52                     |
| <b>Net Operating Income</b>               | \$84,408                    | \$71,858                   | \$98,412                   | \$107,640                  |
| <b>Full Market Value</b>                  | \$497,204                   | \$403,000                  | \$612,000                  | \$657,000                  |
| <b>Market Value per SqFt</b>              | \$35.23                     | \$28.91                    | \$36.14                    | \$36.50                    |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.05                       | 0.30                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06441-7503                | 3-06397-0068               | 3-06445-0035               | 3-06345-0038               |
| <b>Condominium Section</b>                | 2803-R1                     |                            |                            |                            |
| <b>Address</b>                            | 189 BAY 23 STREET           | 146 BAY 13 STREET          | 172 BAY 28 STREET          | 8502 20 AVENUE             |
| <b>Neighborhood</b>                       | BATH BEACH                  | BATH BEACH                 | BATH BEACH                 | BENSONHURST                |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 7                           | 12                         | 13                         | 19                         |
| <b>Year Built</b>                         | 2009                        | 1926                       | 1910                       | 1926                       |
| <b>Gross SqFt</b>                         | 7,405                       | 8,760                      | 9,600                      | 15,900                     |
| <b>Estimated Gross Income</b>             | \$136,680                   | \$154,810                  | \$160,802                  | \$233,348                  |
| <b>Gross Income per SqFt</b>              | \$18.46                     | \$17.67                    | \$16.75                    | \$14.68                    |
| <b>Estimated Expense</b>                  | \$54,754                    | \$68,338                   | \$75,577                   | \$63,849                   |
| <b>Expense SqFt</b>                       | \$7.39                      | \$7.80                     | \$7.87                     | \$4.02                     |
| <b>Net Operating Income</b>               | \$81,926                    | \$86,472                   | \$85,225                   | \$169,499                  |
| <b>Full Market Value</b>                  | \$90,598                    | \$417,000                  | \$571,000                  | \$1,129,000                |
| <b>Market Value per SqFt</b>              | \$12.23                     | \$47.60                    | \$59.48                    | \$71.01                    |
| <b>Distance from Condominium in miles</b> |                             | 0.56                       | 0.20                       | 0.37                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06494-7501         | 3-06704-0032        |                     |                     |
| Condominium Section                | 2209-R1              |                     |                     |                     |
| Address                            | 622 FOSTER AVENUE    | 960 EAST 12 STREET  |                     |                     |
| Neighborhood                       | OCEAN PARKWAY-NORTH  | MIDWOOD             |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 35                   | 47                  |                     |                     |
| Year Built                         | 2006                 | 1936                |                     |                     |
| Gross SqFt                         | 52,645               | 50,400              |                     |                     |
| Estimated Gross Income             | \$896,018            | \$857,588           |                     |                     |
| Gross Income per SqFt              | \$17.02              | \$17.02             |                     |                     |
| Estimated Expense                  | \$265,331            | \$254,087           |                     |                     |
| Expense SqFt                       | \$5.04               | \$5.04              |                     |                     |
| Net Operating Income               | \$630,687            | \$603,501           |                     |                     |
| Full Market Value                  | \$4,384,997          | \$1,014,000         |                     |                     |
| Market Value per SqFt              | \$83.29              | \$20.12             |                     |                     |
| Distance from Condominium in miles |                      | 0.40                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06548-7501         | 3-06499-0033        | 3-06552-0068        |                     |
| Condominium Section                | 0784-R1              |                     |                     |                     |
| Address                            | 2245 60 STREET       | 202 FOSTER AVENUE   | 2225 64 STREET      |                     |
| Neighborhood                       | BOROUGH PARK         | OCEAN PARKWAY-NORTH | BOROUGH PARK        |                     |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 6                    | 12                  | 16                  |                     |
| Year Built                         | 1999                 | 1999                | 1930                |                     |
| Gross SqFt                         | 11,269               | 17,520              | 11,600              |                     |
| Estimated Gross Income             | \$180,304            | \$345,418           | \$142,495           |                     |
| Gross Income per SqFt              | \$16.00              | \$19.72             | \$12.28             |                     |
| Estimated Expense                  | \$74,150             | \$120,896           | \$72,672            |                     |
| Expense SqFt                       | \$6.58               | \$6.90              | \$6.26              |                     |
| Net Operating Income               | \$106,154            | \$224,522           | \$69,823            |                     |
| Full Market Value                  | \$726,000            | \$1,617,000         | \$412,000           |                     |
| Market Value per SqFt              | \$64.42              | \$92.29             | \$35.52             |                     |
| Distance from Condominium in miles |                      | 0.79                | 0.20                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06550-7501         | 3-05424-0080         |                     |                     |
| Condominium Section                | 2576-R1              |                      |                     |                     |
| Address                            | 2231 62 STREET       | 229 PARKVILLE AVENUE |                     |                     |
| Neighborhood                       | BOROUGH PARK         | OCEAN PARKWAY-NORTH  |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D8-ELEVATOR          |                     |                     |
| Total Units                        | 8                    | 41                   |                     |                     |
| Year Built                         | 2009                 | 2004                 |                     |                     |
| Gross SqFt                         | 8,485                | 43,018               |                     |                     |
| Estimated Gross Income             | \$134,996            | \$684,491            |                     |                     |
| Gross Income per SqFt              | \$15.91              | \$15.91              |                     |                     |
| Estimated Expense                  | \$53,710             | \$272,124            |                     |                     |
| Expense SqFt                       | \$6.33               | \$6.33               |                     |                     |
| Net Operating Income               | \$81,286             | \$412,367            |                     |                     |
| Full Market Value                  | \$554,999            | \$2,814,000          |                     |                     |
| Market Value per SqFt              | \$65.41              | \$65.41              |                     |                     |
| Distance from Condominium in miles |                      | 1.23                 |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06552-7501         | 3-06499-0013        | 3-06499-0033        | 3-06559-0072        |
| Condominium Section                | 1654-R1              |                     |                     |                     |
| Address                            | 2231 64 STREET       | 198 FOSTER AVENUE   | 202 FOSTER AVENUE   | 2315 65 STREET      |
| Neighborhood                       | BOROUGH PARK         | OCEAN PARKWAY-NORTH | OCEAN PARKWAY-NORTH | BOROUGH PARK        |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          | C7-WALK-UP          | C7-WALK-UP          |
| Total Units                        | 12                   | 12                  | 12                  | 16                  |
| Year Built                         | 2006                 | 1999                | 1999                | 1927                |
| Gross SqFt                         | 11,427               | 17,520              | 17,520              | 11,700              |
| Estimated Gross Income             | \$225,340            | \$376,275           | \$345,418           | \$203,607           |
| Gross Income per SqFt              | \$19.72              | \$21.48             | \$19.72             | \$17.40             |
| Estimated Expense                  | \$78,846             | \$154,273           | \$120,896           | \$102,113           |
| Expense SqFt                       | \$6.90               | \$8.81              | \$6.90              | \$8.73              |
| Net Operating Income               | \$146,494            | \$222,002           | \$224,522           | \$101,494           |
| Full Market Value                  | \$1,055,001          | \$1,626,000         | \$1,617,000         | \$710,000           |
| Market Value per SqFt              | \$92.33              | \$92.81             | \$92.29             | \$60.68             |
| Distance from Condominium in miles |                      | 0.96                | 0.96                | 0.16                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06557-7502                | 3-06587-0027               | 3-06553-0006               | 3-06552-0070               |
| <b>Condominium Section</b>                | 1904-R1                     |                            |                            |                            |
| <b>Address</b>                            | 6214 24 AVENUE              | 1440 OCEAN PARKWAY         | 6401 BAY PARKWAY           | 2219 64 STREET             |
| <b>Neighborhood</b>                       | BOROUGH PARK                | OCEAN PARKWAY-NORTH        | BOROUGH PARK               | BOROUGH PARK               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 22                          | 60                         | 50                         | 41                         |
| <b>Year Built</b>                         |                             | 1939                       | 1935                       | 1931                       |
| <b>Gross SqFt</b>                         | 29,596                      | 60,000                     | 48,000                     | 34,700                     |
| <b>Estimated Gross Income</b>             | \$439,501                   | \$1,143,522                | \$712,780                  | \$465,874                  |
| <b>Gross Income per SqFt</b>              | \$14.85                     | \$19.06                    | \$14.85                    | \$13.43                    |
| <b>Estimated Expense</b>                  | \$197,701                   | \$714,701                  | \$320,751                  | \$219,192                  |
| <b>Expense SqFt</b>                       | \$6.68                      | \$11.91                    | \$6.68                     | \$6.32                     |
| <b>Net Operating Income</b>               | \$241,800                   | \$428,821                  | \$392,029                  | \$246,682                  |
| <b>Full Market Value</b>                  | \$1,617,000                 | \$1,343,000                | \$1,912,000                | \$1,596,000                |
| <b>Market Value per SqFt</b>              | \$54.64                     | \$22.38                    | \$39.83                    | \$45.99                    |
| <b>Distance from Condominium in miles</b> |                             | 0.39                       | 0.18                       | 0.16                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06562-7501                | 3-06553-0006               | 3-06681-0126               | 3-06637-0016               |
| <b>Condominium Section</b>                | 1184-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2469 65 STREET              | 6401 BAY PARKWAY           | 1862 EAST 2 STREET         | 1622 OCEAN PARKWAY         |
| <b>Neighborhood</b>                       | BOROUGH PARK                | BOROUGH PARK               | OCEAN PARKWAY-SOUTH        | OCEAN PARKWAY-NORTH        |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 13                          | 50                         | 19                         | 58                         |
| <b>Year Built</b>                         | 2004                        | 1935                       | 2007                       | 1951                       |
| <b>Gross SqFt</b>                         | 16,153                      | 48,000                     | 51,995                     | 45,350                     |
| <b>Estimated Gross Income</b>             | \$226,788                   | \$712,780                  | \$729,758                  | \$627,892                  |
| <b>Gross Income per SqFt</b>              | \$14.04                     | \$14.85                    | \$14.04                    | \$13.85                    |
| <b>Estimated Expense</b>                  | \$111,133                   | \$320,751                  | \$357,581                  | \$307,667                  |
| <b>Expense SqFt</b>                       | \$6.88                      | \$6.68                     | \$6.88                     | \$6.78                     |
| <b>Net Operating Income</b>               | \$115,655                   | \$392,029                  | \$372,177                  | \$320,225                  |
| <b>Full Market Value</b>                  | \$760,000                   | \$1,912,000                | \$2,445,000                | \$2,094,000                |
| <b>Market Value per SqFt</b>              | \$47.05                     | \$39.83                    | \$47.02                    | \$46.17                    |
| <b>Distance from Condominium in miles</b> |                             | 0.30                       | 0.52                       | 0.43                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06578-7501         | 3-06553-0006        |                     |                     |
| Condominium Section                | 1325-R1              |                     |                     |                     |
| Address                            | 6501 BAY PARKWAY     | 6401 BAY PARKWAY    |                     |                     |
| Neighborhood                       | GRAVESEND            | BOROUGH PARK        |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         |                     |                     |
| Total Units                        | 10                   | 50                  |                     |                     |
| Year Built                         | 2005                 | 1935                |                     |                     |
| Gross SqFt                         | 14,986               | 48,000              |                     |                     |
| Estimated Gross Income             | \$222,542            | \$712,780           |                     |                     |
| Gross Income per SqFt              | \$14.85              | \$14.85             |                     |                     |
| Estimated Expense                  | \$100,106            | \$320,751           |                     |                     |
| Expense SqFt                       | \$6.68               | \$6.68              |                     |                     |
| Net Operating Income               | \$122,436            | \$392,029           |                     |                     |
| Full Market Value                  | \$818,999            | \$1,912,000         |                     |                     |
| Market Value per SqFt              | \$54.65              | \$39.83             |                     |                     |
| Distance from Condominium in miles |                      | 0.11                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06578-7502         | 3-06553-0006        |                     |                     |
| Condominium Section                | 1897-R1              |                     |                     |                     |
| Address                            | 1379 WEST 7 STREET   | 6401 BAY PARKWAY    |                     |                     |
| Neighborhood                       | GRAVESEND            | BOROUGH PARK        |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         |                     |                     |
| Total Units                        | 8                    | 50                  |                     |                     |
| Year Built                         | 2005                 | 1935                |                     |                     |
| Gross SqFt                         | 9,417                | 48,000              |                     |                     |
| Estimated Gross Income             | \$139,842            | \$712,780           |                     |                     |
| Gross Income per SqFt              | \$14.85              | \$14.85             |                     |                     |
| Estimated Expense                  | \$62,906             | \$320,751           |                     |                     |
| Expense SqFt                       | \$6.68               | \$6.68              |                     |                     |
| Net Operating Income               | \$76,936             | \$392,029           |                     |                     |
| Full Market Value                  | \$513,999            | \$1,912,000         |                     |                     |
| Market Value per SqFt              | \$54.58              | \$39.83             |                     |                     |
| Distance from Condominium in miles |                      | 0.11                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06579-7501         | 3-06553-0006        |                     |                     |
| Condominium Section                | 1070-R1              |                     |                     |                     |
| Address                            | 1460 WEST 5 STREET   | 6401 BAY PARKWAY    |                     |                     |
| Neighborhood                       | GRAVESEND            | BOROUGH PARK        |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         |                     |                     |
| Total Units                        | 23                   | 50                  |                     |                     |
| Year Built                         | 2003                 | 1935                |                     |                     |
| Gross SqFt                         | 13,257               | 48,000              |                     |                     |
| Estimated Gross Income             | \$196,866            | \$712,780           |                     |                     |
| Gross Income per SqFt              | \$14.85              | \$14.85             |                     |                     |
| Estimated Expense                  | \$88,557             | \$320,751           |                     |                     |
| Expense SqFt                       | \$6.68               | \$6.68              |                     |                     |
| Net Operating Income               | \$108,309            | \$392,029           |                     |                     |
| Full Market Value                  | \$724,001            | \$1,912,000         |                     |                     |
| Market Value per SqFt              | \$54.61              | \$39.83             |                     |                     |
| Distance from Condominium in miles |                      | 0.11                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06579-7502         | 3-06553-0006        |                     |                     |
| Condominium Section                | 1916-R1              |                     |                     |                     |
| Address                            | 143 AVENUE O         | 6401 BAY PARKWAY    |                     |                     |
| Neighborhood                       | GRAVESEND            | BOROUGH PARK        |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         |                     |                     |
| Total Units                        | 11                   | 50                  |                     |                     |
| Year Built                         | 2005                 | 1935                |                     |                     |
| Gross SqFt                         | 25,487               | 48,000              |                     |                     |
| Estimated Gross Income             | \$378,482            | \$712,780           |                     |                     |
| Gross Income per SqFt              | \$14.85              | \$14.85             |                     |                     |
| Estimated Expense                  | \$170,253            | \$320,751           |                     |                     |
| Expense SqFt                       | \$6.68               | \$6.68              |                     |                     |
| Net Operating Income               | \$208,229            | \$392,029           |                     |                     |
| Full Market Value                  | \$1,392,000          | \$1,912,000         |                     |                     |
| Market Value per SqFt              | \$54.62              | \$39.83             |                     |                     |
| Distance from Condominium in miles |                      | 0.11                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06590-7501         | 3-06743-0062        | 3-06583-0010        | 3-06782-0023        |
| Condominium Section                | 0219-R1              |                     |                     |                     |
| Address                            | 1489 EAST 8 STREET   | 1365 EAST 14 STREET | 128 AVENUE N        | 1932 KINGS HIGHWAY  |
| Neighborhood                       | OCEAN PARKWAY-NORTH  | MIDWOOD             | OCEAN PARKWAY-NORTH | MADISON             |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C7-WALK-UP          |
| Total Units                        | 16                   | 16                  | 17                  | 12                  |
| Year Built                         | 1926                 | 1927                | 1925                | 1925                |
| Gross SqFt                         | 11,800               | 10,248              | 12,900              | 10,000              |
| Estimated Gross Income             | \$176,764            | \$135,412           | \$193,259           | \$174,227           |
| Gross Income per SqFt              | \$14.98              | \$13.21             | \$14.98             | \$17.42             |
| Estimated Expense                  | \$89,680             | \$62,406            | \$98,047            | \$47,660            |
| Expense SqFt                       | \$7.60               | \$6.09              | \$7.60              | \$4.77              |
| Net Operating Income               | \$87,084             | \$73,006            | \$95,212            | \$126,567           |
| Full Market Value                  | \$584,003            | \$348,000           | \$638,000           | \$740,000           |
| Market Value per SqFt              | \$49.49              | \$33.96             | \$49.46             | \$74.00             |
| Distance from Condominium in miles |                      | 0.35                | 0.41                | 0.66                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06596-7501         | 3-06862-0014        |                     |                     |
| Condominium Section                | 1707-R1              |                     |                     |                     |
| Address                            | 1570 WEST 10 STREET  | 55 BAY 34 STREET    |                     |                     |
| Neighborhood                       | GRAVESEND            | GRAVESEND           |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 9                    | 50                  |                     |                     |
| Year Built                         | 2005                 | 1964                |                     |                     |
| Gross SqFt                         | 11,042               | 38,320              |                     |                     |
| Estimated Gross Income             | \$164,857            | \$572,105           |                     |                     |
| Gross Income per SqFt              | \$14.93              | \$14.93             |                     |                     |
| Estimated Expense                  | \$72,104             | \$250,137           |                     |                     |
| Expense SqFt                       | \$6.53               | \$6.53              |                     |                     |
| Net Operating Income               | \$92,753             | \$321,968           |                     |                     |
| Full Market Value                  | \$621,000            | \$1,331,000         |                     |                     |
| Market Value per SqFt              | \$56.24              | \$34.73             |                     |                     |
| Distance from Condominium in miles |                      | 0.78                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06596-7502         | 3-06862-0014        |                     |                     |
| Condominium Section                | 2461-R1              |                     |                     |                     |
| Address                            | 1520 WEST 10 STREET  | 55 BAY 34 STREET    |                     |                     |
| Neighborhood                       | GRAVESEND            | GRAVESEND           |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 9                    | 50                  |                     |                     |
| Year Built                         | 2010                 | 1964                |                     |                     |
| Gross SqFt                         | 10,470               | 38,320              |                     |                     |
| Estimated Gross Income             | \$156,317            | \$572,105           |                     |                     |
| Gross Income per SqFt              | \$14.93              | \$14.93             |                     |                     |
| Estimated Expense                  | \$68,369             | \$250,137           |                     |                     |
| Expense SqFt                       | \$6.53               | \$6.53              |                     |                     |
| Net Operating Income               | \$87,948             | \$321,968           |                     |                     |
| Full Market Value                  | \$589,000            | \$1,331,000         |                     |                     |
| Market Value per SqFt              | \$56.26              | \$34.73             |                     |                     |
| Distance from Condominium in miles |                      | 0.78                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06600-7501         | 3-06553-0006        |                     |                     |
| Condominium Section                | 1463-R1              |                     |                     |                     |
| Address                            | 1569 WEST 7 STREET   | 6401 BAY PARKWAY    |                     |                     |
| Neighborhood                       | GRAVESEND            | BOROUGH PARK        |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         |                     |                     |
| Total Units                        | 19                   | 50                  |                     |                     |
| Year Built                         | 2005                 | 1935                |                     |                     |
| Gross SqFt                         | 23,777               | 48,000              |                     |                     |
| Estimated Gross Income             | \$353,088            | \$712,780           |                     |                     |
| Gross Income per SqFt              | \$14.85              | \$14.85             |                     |                     |
| Estimated Expense                  | \$158,830            | \$320,751           |                     |                     |
| Expense SqFt                       | \$6.68               | \$6.68              |                     |                     |
| Net Operating Income               | \$194,258            | \$392,029           |                     |                     |
| Full Market Value                  | \$1,299,003          | \$1,912,000         |                     |                     |
| Market Value per SqFt              | \$54.63              | \$39.83             |                     |                     |
| Distance from Condominium in miles |                      | 0.29                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06600-7502         | 3-06553-0006        |                     |                     |
| Condominium Section                | 1991-R1              |                     |                     |                     |
| Address                            | 1562 WEST 6 STREET   | 6401 BAY PARKWAY    |                     |                     |
| Neighborhood                       | GRAVESEND            | BOROUGH PARK        |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         |                     |                     |
| Total Units                        | 24                   | 50                  |                     |                     |
| Year Built                         | 2006                 | 1935                |                     |                     |
| Gross SqFt                         | 22,602               | 48,000              |                     |                     |
| Estimated Gross Income             | \$335,640            | \$712,780           |                     |                     |
| Gross Income per SqFt              | \$14.85              | \$14.85             |                     |                     |
| Estimated Expense                  | \$150,981            | \$320,751           |                     |                     |
| Expense SqFt                       | \$6.68               | \$6.68              |                     |                     |
| Net Operating Income               | \$184,659            | \$392,029           |                     |                     |
| Full Market Value                  | \$1,234,992          | \$1,912,000         |                     |                     |
| Market Value per SqFt              | \$54.64              | \$39.83             |                     |                     |
| Distance from Condominium in miles |                      | 0.29                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06601-7501         | 3-06553-0006        |                     |                     |
| Condominium Section                | 2883-R1              |                     |                     |                     |
| Address                            | 1559 WEST 6 STREET   | 6401 BAY PARKWAY    |                     |                     |
| Neighborhood                       | GRAVESEND            | BOROUGH PARK        |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         |                     |                     |
| Total Units                        | 27                   | 50                  |                     |                     |
| Year Built                         | 2006                 | 1935                |                     |                     |
| Gross SqFt                         | 21,970               | 48,000              |                     |                     |
| Estimated Gross Income             | \$409,415            | \$712,780           |                     |                     |
| Gross Income per SqFt              | \$18.64              | \$14.85             |                     |                     |
| Estimated Expense                  | \$184,168            | \$320,751           |                     |                     |
| Expense SqFt                       | \$8.38               | \$6.68              |                     |                     |
| Net Operating Income               | \$225,247            | \$392,029           |                     |                     |
| Full Market Value                  | \$1,505,999          | \$1,912,000         |                     |                     |
| Market Value per SqFt              | \$68.55              | \$39.83             |                     |                     |
| Distance from Condominium in miles |                      | 0.28                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06606-7501                | 3-06597-0052               | 3-06578-0079               |                            |
| <b>Condominium Section</b>                | 2991-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1543 WEST 1 STREET          | 1599 WEST 10 STREET        | 1365 WEST 7 STREET         |                            |
| <b>Neighborhood</b>                       | GRAVESEND                   | GRAVESEND                  | GRAVESEND                  |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 59                          | 60                         | 60                         |                            |
| <b>Year Built</b>                         | 1932                        | 1934                       | 1929                       |                            |
| <b>Gross SqFt</b>                         | 53,869                      | 51,975                     | 48,600                     |                            |
| <b>Estimated Gross Income</b>             | \$1,026,043                 | \$781,304                  | \$684,838                  |                            |
| <b>Gross Income per SqFt</b>              | \$19.05                     | \$15.03                    | \$14.09                    |                            |
| <b>Estimated Expense</b>                  | \$493,290                   | \$382,839                  | \$321,874                  |                            |
| <b>Expense SqFt</b>                       | \$9.16                      | \$7.37                     | \$6.62                     |                            |
| <b>Net Operating Income</b>               | \$532,753                   | \$398,465                  | \$362,964                  |                            |
| <b>Full Market Value</b>                  | \$2,953,474                 | \$2,675,000                | \$2,387,000                |                            |
| <b>Market Value per SqFt</b>              | \$54.83                     | \$51.47                    | \$49.12                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.45                       | 0.39                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06608-7501                | 3-06610-0055               | 3-06561-0007               | 3-06612-0063               |
| <b>Condominium Section</b>                | 0019-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1620 EAST 2 STREET          | 1679 EAST 3 STREET         | 2402 63 STREET             | 1685 EAST 5 STREET         |
| <b>Neighborhood</b>                       | OCEAN PARKWAY-NORTH         | OCEAN PARKWAY-NORTH        | BOROUGH PARK               | OCEAN PARKWAY-NORTH        |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 64                          | 66                         | 59                         | 60                         |
| <b>Year Built</b>                         | 1941                        | 1941                       | 1931                       | 1940                       |
| <b>Gross SqFt</b>                         | 60,600                      | 62,400                     | 56,400                     | 55,000                     |
| <b>Estimated Gross Income</b>             | \$756,894                   | \$779,543                  | \$626,416                  | \$704,729                  |
| <b>Gross Income per SqFt</b>              | \$12.49                     | \$12.49                    | \$11.11                    | \$12.81                    |
| <b>Estimated Expense</b>                  | \$363,600                   | \$374,181                  | \$281,762                  | \$341,158                  |
| <b>Expense SqFt</b>                       | \$6.00                      | \$6.00                     | \$5.00                     | \$6.20                     |
| <b>Net Operating Income</b>               | \$393,294                   | \$405,362                  | \$344,654                  | \$363,571                  |
| <b>Full Market Value</b>                  | \$2,480,002                 | \$2,238,000                | \$1,839,000                | \$1,912,000                |
| <b>Market Value per SqFt</b>              | \$40.92                     | \$35.87                    | \$32.61                    | \$34.76                    |
| <b>Distance from Condominium in miles</b> |                             | 0.11                       | 0.17                       | 0.21                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06622-7501         | 3-06862-0014        |                     |                     |
| Condominium Section                | 1303-R1              |                     |                     |                     |
| Address                            | 1642 WEST 9 STREET   | 55 BAY 34 STREET    |                     |                     |
| Neighborhood                       | GRAVESEND            | GRAVESEND           |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 21                   | 50                  |                     |                     |
| Year Built                         | 2004                 | 1964                |                     |                     |
| Gross SqFt                         | 18,571               | 38,320              |                     |                     |
| Estimated Gross Income             | \$277,265            | \$572,105           |                     |                     |
| Gross Income per SqFt              | \$14.93              | \$14.93             |                     |                     |
| Estimated Expense                  | \$121,269            | \$250,137           |                     |                     |
| Expense SqFt                       | \$6.53               | \$6.53              |                     |                     |
| Net Operating Income               | \$155,996            | \$321,968           |                     |                     |
| Full Market Value                  | \$1,044,001          | \$1,331,000         |                     |                     |
| Market Value per SqFt              | \$56.22              | \$34.73             |                     |                     |
| Distance from Condominium in miles |                      | 0.69                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06625-7501         | 3-06862-0014        |                     |                     |
| Condominium Section                | 2613-R1              |                     |                     |                     |
| Address                            | 214 AVENUE P         | 55 BAY 34 STREET    |                     |                     |
| Neighborhood                       | GRAVESEND            | GRAVESEND           |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 14                   | 50                  |                     |                     |
| Year Built                         | 2005                 | 1964                |                     |                     |
| Gross SqFt                         | 19,216               | 38,320              |                     |                     |
| Estimated Gross Income             | \$286,895            | \$572,105           |                     |                     |
| Gross Income per SqFt              | \$14.93              | \$14.93             |                     |                     |
| Estimated Expense                  | \$125,480            | \$250,137           |                     |                     |
| Expense SqFt                       | \$6.53               | \$6.53              |                     |                     |
| Net Operating Income               | \$161,415            | \$321,968           |                     |                     |
| Full Market Value                  | \$1,081,000          | \$1,331,000         |                     |                     |
| Market Value per SqFt              | \$56.26              | \$34.73             |                     |                     |
| Distance from Condominium in miles |                      | 0.81                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06626-7501         | 3-06559-0072        |                     |                     |
| Condominium Section                | 1209-R1              |                     |                     |                     |
| Address                            | 1633 WEST 6 STREET   | 2315 65 STREET      |                     |                     |
| Neighborhood                       | GRAVESEND            | BOROUGH PARK        |                     |                     |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          |                     |                     |
| Total Units                        | 10                   | 16                  |                     |                     |
| Year Built                         | 2004                 | 1927                |                     |                     |
| Gross SqFt                         | 15,519               | 11,700              |                     |                     |
| Estimated Gross Income             | \$270,031            | \$203,607           |                     |                     |
| Gross Income per SqFt              | \$17.40              | \$17.40             |                     |                     |
| Estimated Expense                  | \$135,481            | \$102,113           |                     |                     |
| Expense SqFt                       | \$8.73               | \$8.73              |                     |                     |
| Net Operating Income               | \$134,550            | \$101,494           |                     |                     |
| Full Market Value                  | \$941,000            | \$710,000           |                     |                     |
| Market Value per SqFt              | \$60.64              | \$60.68             |                     |                     |
| Distance from Condominium in miles |                      | 0.36                |                     |                     |

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06643-7501          | 3-06862-0014        |                     |                     |
| Condominium Section                | 2913-R1               |                     |                     |                     |
| Address                            | 1725 STILLWELL AVENUE | 55 BAY 34 STREET    |                     |                     |
| Neighborhood                       | GRAVESEND             | GRAVESEND           |                     |                     |
| Building Classification            | R4-CONDOMINIUM        | D1-ELEVATOR         |                     |                     |
| Total Units                        | 24                    | 50                  |                     |                     |
| Year Built                         | 2008                  | 1964                |                     |                     |
| Gross SqFt                         | 29,330                | 38,320              |                     |                     |
| Estimated Gross Income             | \$437,897             | \$572,105           |                     |                     |
| Gross Income per SqFt              | \$14.93               | \$14.93             |                     |                     |
| Estimated Expense                  | \$191,525             | \$250,137           |                     |                     |
| Expense SqFt                       | \$6.53                | \$6.53              |                     |                     |
| Net Operating Income               | \$246,372             | \$321,968           |                     |                     |
| Full Market Value                  | \$1,649,998           | \$1,331,000         |                     |                     |
| Market Value per SqFt              | \$56.26               | \$34.73             |                     |                     |
| Distance from Condominium in miles |                       | 0.44                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06652-7501         | 3-00709-0058        | 3-00740-0001        | 3-00749-0005        |
| Condominium Section                | 2535-R1              |                     |                     |                     |
| Address                            | 1740 WEST 4 STREET   | 417 40 STREET       | 609 45 STREET       | 4513 6 AVENUE       |
| Neighborhood                       | GRAVESEND            | SUNSET PARK         | SUNSET PARK         | SUNSET PARK         |
| Building Classification            | R4-CONDOMINIUM       | C1-WALK-UP          | C7-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 37                   | 49                  | 51                  | 41                  |
| Year Built                         | 2008                 | 1938                | 1923                | 1924                |
| Gross SqFt                         | 48,867               | 42,684              | 40,397              | 32,440              |
| Estimated Gross Income             | \$979,950            | \$566,448           | \$444,728           | \$480,932           |
| Gross Income per SqFt              | \$20.05              | \$13.27             | \$11.01             | \$14.83             |
| Estimated Expense                  | \$560,499            | \$324,005           | \$226,811           | \$241,674           |
| Expense SqFt                       | \$11.47              | \$7.59              | \$5.61              | \$7.45              |
| Net Operating Income               | \$419,451            | \$242,443           | \$217,917           | \$239,258           |
| Full Market Value                  | \$27,996             | \$1,562,000         | \$1,307,000         | \$1,599,000         |
| Market Value per SqFt              | \$0.57               | \$36.59             | \$32.35             | \$49.29             |
| Distance from Condominium in miles |                      | 0.15                | 0.53                | 0.56                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06653-7501         | 3-06681-0126        |                     |                     |
| Condominium Section                | 1494-R1              |                     |                     |                     |
| Address                            | 355 KINGS HIGHWAY    | 1862 EAST 2 STREET  |                     |                     |
| Neighborhood                       | GRAVESEND            | OCEAN PARKWAY-SOUTH |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         |                     |                     |
| Total Units                        | 28                   | 19                  |                     |                     |
| Year Built                         | 2003                 | 2007                |                     |                     |
| Gross SqFt                         | 54,201               | 51,995              |                     |                     |
| Estimated Gross Income             | \$760,982            | \$729,758           |                     |                     |
| Gross Income per SqFt              | \$14.04              | \$14.04             |                     |                     |
| Estimated Expense                  | \$372,903            | \$357,581           |                     |                     |
| Expense SqFt                       | \$6.88               | \$6.88              |                     |                     |
| Net Operating Income               | \$388,079            | \$372,177           |                     |                     |
| Full Market Value                  | \$2,549,004          | \$2,445,000         |                     |                     |
| Market Value per SqFt              | \$47.03              | \$47.02             |                     |                     |
| Distance from Condominium in miles |                      | 0.30                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06654-7501         | 3-06862-0014        |                     |                     |
| Condominium Section                | 1497-R1              |                     |                     |                     |
| Address                            | 379 KINGS HIGHWAY    | 55 BAY 34 STREET    |                     |                     |
| Neighborhood                       | GRAVESEND            | GRAVESEND           |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 31                   | 50                  |                     |                     |
| Year Built                         | 2005                 | 1964                |                     |                     |
| Gross SqFt                         | 36,431               | 38,320              |                     |                     |
| Estimated Gross Income             | \$543,915            | \$572,105           |                     |                     |
| Gross Income per SqFt              | \$14.93              | \$14.93             |                     |                     |
| Estimated Expense                  | \$237,894            | \$250,137           |                     |                     |
| Expense SqFt                       | \$6.53               | \$6.53              |                     |                     |
| Net Operating Income               | \$306,021            | \$321,968           |                     |                     |
| Full Market Value                  | \$2,048,998          | \$1,331,000         |                     |                     |
| Market Value per SqFt              | \$56.24              | \$34.73             |                     |                     |
| Distance from Condominium in miles |                      | 0.93                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06678-7501         | 3-06862-0014        | 3-07198-0006        | 3-06681-0126        |
| Condominium Section                | 2591-R1              |                     |                     |                     |
| Address                            | 412 KINGS HIGHWAY    | 55 BAY 34 STREET    | 410 AVENUE X        | 1862 EAST 2 STREET  |
| Neighborhood                       | GRAVESEND            | GRAVESEND           | OCEAN PARKWAY-SOUTH | OCEAN PARKWAY-SOUTH |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D7-ELEVATOR         |
| Total Units                        | 24                   | 50                  | 45                  | 19                  |
| Year Built                         | 2007                 | 1964                | 1957                | 2007                |
| Gross SqFt                         | 46,929               | 38,320              | 43,974              | 51,995              |
| Estimated Gross Income             | \$700,181            | \$572,105           | \$656,031           | \$729,758           |
| Gross Income per SqFt              | \$14.92              | \$14.93             | \$14.92             | \$14.04             |
| Estimated Expense                  | \$286,267            | \$250,137           | \$268,210           | \$357,581           |
| Expense SqFt                       | \$6.10               | \$6.53              | \$6.10              | \$6.88              |
| Net Operating Income               | \$413,914            | \$321,968           | \$387,821           | \$372,177           |
| Full Market Value                  | \$2,770,999          | \$1,331,000         | \$2,597,000         | \$2,445,000         |
| Market Value per SqFt              | \$59.05              | \$34.73             | \$59.06             | \$47.02             |
| Distance from Condominium in miles |                      | 0.89                | 1.04                | 0.21                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06678-7503         | 3-00171-0049         | 3-01514-0018        |                     |
| Condominium Section                | 3081-R1              |                      |                     |                     |
| Address                            | 380 KINGS HIGHWAY    | 337 STATE STREET     | 354 CHAUNCEY STREET |                     |
| Neighborhood                       | GRAVESEND            | DOWNTOWN-FULTON MALL | OCEAN HILL          |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | C1-WALK-UP          |                     |
| Total Units                        | 10                   | 60                   | 16                  |                     |
| Year Built                         | 2009                 | 1930                 | 1906                |                     |
| Gross SqFt                         | 10,452               | 39,770               | 7,280               |                     |
| Estimated Gross Income             | \$221,896            | \$917,632            | \$165,306           |                     |
| Gross Income per SqFt              | \$21.23              | \$23.07              | \$22.71             |                     |
| Estimated Expense                  | \$102,012            | \$348,953            | \$83,162            |                     |
| Expense SqFt                       | \$9.76               | \$8.77               | \$11.42             |                     |
| Net Operating Income               | \$119,884            | \$568,679            | \$82,144            |                     |
| Full Market Value                  | \$877,002            | \$4,221,000          | \$605,000           |                     |
| Market Value per SqFt              | \$83.91              | \$106.14             | \$83.10             |                     |
| Distance from Condominium in miles |                      | 5.87                 | 6.15                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-06699-7501         | 3-06499-0033        | 3-05236-0040         | 3-06695-0006        |
| Condominium Section                | 0454-R1              |                     |                      |                     |
| Address                            | 860 EAST 16 STREET   | 202 FOSTER AVENUE   | 625 MARLBOROUGH ROAD | 1116 AVENUE H       |
| Neighborhood                       | MIDWOOD              | OCEAN PARKWAY-NORTH | FLATBUSH-CENTRAL     | MIDWOOD             |
| Building Classification            | R2-CONDOMINIUM       | C7-WALK-UP          | C7-WALK-UP           | C1-WALK-UP          |
| Total Units                        | 18                   | 12                  | 25                   | 27                  |
| Year Built                         | 1995                 | 1999                | 1931                 | 1926                |
| Gross SqFt                         | 27,990               | 17,520              | 27,267               | 20,801              |
| Estimated Gross Income             | \$383,463            | \$345,418           | \$356,395            | \$284,993           |
| Gross Income per SqFt              | \$13.70              | \$19.72             | \$13.07              | \$13.70             |
| Estimated Expense                  | \$119,797            | \$120,896           | \$189,404            | \$89,107            |
| Expense SqFt                       | \$4.28               | \$6.90              | \$6.95               | \$4.28              |
| Net Operating Income               | \$263,666            | \$224,522           | \$166,991            | \$195,886           |
| Full Market Value                  | \$1,621,396          | \$1,617,000         | \$1,070,000          | \$439,000           |
| Market Value per SqFt              | \$57.93              | \$92.29             | \$39.24              | \$21.10             |
| Distance from Condominium in miles |                      | 0.73                | 0.43                 | 0.20                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06749-7501                | 3-06592-0006               | 3-06748-0016               | 3-06803-0080               |
| <b>Condominium Section</b>                | 2569-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1492 EAST 12 STREET         | 1014 AVENUE N              | 1806 OCEAN AVENUE          | 2197 OCEAN AVENUE          |
| <b>Neighborhood</b>                       | MIDWOOD                     | OCEAN PARKWAY-NORTH        | MIDWOOD                    | MADISON                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 56                         | 35                         | 35                         |
| <b>Year Built</b>                         | 2006                        | 1935                       | 1931                       | 1928                       |
| <b>Gross SqFt</b>                         | 16,000                      | 46,000                     | 27,084                     | 30,000                     |
| <b>Estimated Gross Income</b>             | \$234,880                   | \$734,918                  | \$397,568                  | \$427,688                  |
| <b>Gross Income per SqFt</b>              | \$14.68                     | \$15.98                    | \$14.68                    | \$14.26                    |
| <b>Estimated Expense</b>                  | \$96,800                    | \$374,808                  | \$163,859                  | \$142,291                  |
| <b>Expense SqFt</b>                       | \$6.05                      | \$8.15                     | \$6.05                     | \$4.74                     |
| <b>Net Operating Income</b>               | \$138,080                   | \$360,110                  | \$233,709                  | \$285,397                  |
| <b>Full Market Value</b>                  | \$920,004                   | \$2,461,000                | \$1,557,000                | \$1,039,000                |
| <b>Market Value per SqFt</b>              | \$57.50                     | \$53.50                    | \$57.49                    | \$34.63                    |
| <b>Distance from Condominium in miles</b> |                             | 0.06                       | 0.46                       | 0.69                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06759-7501                | 3-06748-0016               | 3-06803-0080               | 3-06765-0035               |
| <b>Condominium Section</b>                | 1694-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1544 EAST 13 STREET         | 1806 OCEAN AVENUE          | 2197 OCEAN AVENUE          | 1576 EAST 19 STREET        |
| <b>Neighborhood</b>                       | MIDWOOD                     | MIDWOOD                    | MADISON                    | MIDWOOD                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 6                           | 35                         | 35                         | 41                         |
| <b>Year Built</b>                         | 2004                        | 1931                       | 1928                       | 1929                       |
| <b>Gross SqFt</b>                         | 7,054                       | 27,084                     | 30,000                     | 36,200                     |
| <b>Estimated Gross Income</b>             | \$100,590                   | \$397,568                  | \$427,688                  | \$510,846                  |
| <b>Gross Income per SqFt</b>              | \$14.26                     | \$14.68                    | \$14.26                    | \$14.11                    |
| <b>Estimated Expense</b>                  | \$33,436                    | \$163,859                  | \$142,291                  | \$183,621                  |
| <b>Expense SqFt</b>                       | \$4.74                      | \$6.05                     | \$4.74                     | \$5.07                     |
| <b>Net Operating Income</b>               | \$67,154                    | \$233,709                  | \$285,397                  | \$327,225                  |
| <b>Full Market Value</b>                  | \$443,000                   | \$1,557,000                | \$1,039,000                | \$1,151,000                |
| <b>Market Value per SqFt</b>              | \$62.80                     | \$57.49                    | \$34.63                    | \$31.80                    |
| <b>Distance from Condominium in miles</b> |                             | 0.53                       | 0.53                       | 0.30                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06760-7501         | 3-06748-0016        | 3-06803-0080        | 3-06765-0035        |
| Condominium Section                | 1586-R1              |                     |                     |                     |
| Address                            | 1552 EAST 14 STREET  | 1806 OCEAN AVENUE   | 2197 OCEAN AVENUE   | 1576 EAST 19 STREET |
| Neighborhood                       | MIDWOOD              | MIDWOOD             | MADISON             | MIDWOOD             |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 8                    | 35                  | 35                  | 41                  |
| Year Built                         | 2006                 | 1931                | 1928                | 1929                |
| Gross SqFt                         | 7,472                | 27,084              | 30,000              | 36,200              |
| Estimated Gross Income             | \$106,551            | \$397,568           | \$427,688           | \$510,846           |
| Gross Income per SqFt              | \$14.26              | \$14.68             | \$14.26             | \$14.11             |
| Estimated Expense                  | \$35,417             | \$163,859           | \$142,291           | \$183,621           |
| Expense SqFt                       | \$4.74               | \$6.05              | \$4.74              | \$5.07              |
| Net Operating Income               | \$71,134             | \$233,709           | \$285,397           | \$327,225           |
| Full Market Value                  | \$469,997            | \$1,557,000         | \$1,039,000         | \$1,151,000         |
| Market Value per SqFt              | \$62.90              | \$57.49             | \$34.63             | \$31.80             |
| Distance from Condominium in miles |                      | 0.50                | 0.49                | 0.25                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06761-7501         | 3-07372-0037          | 3-06799-0057        |                     |
| Condominium Section                | 1859-R1              |                       |                     |                     |
| Address                            | 1530 EAST 15 STREET  | 2276 HOMECREST AVENUE | 1781 EAST 16 STREET |                     |
| Neighborhood                       | MIDWOOD              | SHEEPSHEAD BAY        | MADISON             |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP            | C1-WALK-UP          |                     |
| Total Units                        | 12                   | 16                    | 19                  |                     |
| Year Built                         | 2005                 | 1947                  | 1925                |                     |
| Gross SqFt                         | 16,000               | 11,800                | 14,000              |                     |
| Estimated Gross Income             | \$237,600            | \$180,489             | \$201,485           |                     |
| Gross Income per SqFt              | \$14.85              | \$15.30               | \$14.39             |                     |
| Estimated Expense                  | \$97,760             | \$67,677              | \$90,668            |                     |
| Expense SqFt                       | \$6.11               | \$5.74                | \$6.48              |                     |
| Net Operating Income               | \$139,840            | \$112,812             | \$110,817           |                     |
| Full Market Value                  | \$935,002            | \$761,000             | \$734,000           |                     |
| Market Value per SqFt              | \$58.44              | \$64.49               | \$52.43             |                     |
| Distance from Condominium in miles |                      | 1.13                  | 0.34                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06765-7501         | 3-06765-0035        | 3-06803-0080        | 3-06748-0016        |
| Condominium Section                | 1316-R1              |                     |                     |                     |
| Address                            | 1811 AVENUE P        | 1576 EAST 19 STREET | 2197 OCEAN AVENUE   | 1806 OCEAN AVENUE   |
| Neighborhood                       | MIDWOOD              | MIDWOOD             | MADISON             | MIDWOOD             |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 10                   | 41                  | 35                  | 35                  |
| Year Built                         | 2004                 | 1929                | 1928                | 1931                |
| Gross SqFt                         | 14,433               | 36,200              | 30,000              | 27,084              |
| Estimated Gross Income             | \$205,815            | \$510,846           | \$427,688           | \$397,568           |
| Gross Income per SqFt              | \$14.26              | \$14.11             | \$14.26             | \$14.68             |
| Estimated Expense                  | \$68,412             | \$183,621           | \$142,291           | \$163,859           |
| Expense SqFt                       | \$4.74               | \$5.07              | \$4.74              | \$6.05              |
| Net Operating Income               | \$137,403            | \$327,225           | \$285,397           | \$233,709           |
| Full Market Value                  | \$906,998            | \$1,151,000         | \$1,039,000         | \$1,557,000         |
| Market Value per SqFt              | \$62.84              | \$31.80             | \$34.63             | \$57.49             |
| Distance from Condominium in miles |                      | 0.00                | 0.35                | 0.40                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06766-7501         | 3-06748-0016        | 3-06803-0080        | 3-06765-0035        |
| Condominium Section                | 1232-R1              |                     |                     |                     |
| Address                            | 2072 OCEAN AVENUE    | 1806 OCEAN AVENUE   | 2197 OCEAN AVENUE   | 1576 EAST 19 STREET |
| Neighborhood                       | MIDWOOD              | MIDWOOD             | MADISON             | MIDWOOD             |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 13                   | 35                  | 35                  | 41                  |
| Year Built                         | 2003                 | 1931                | 1928                | 1929                |
| Gross SqFt                         | 20,340               | 27,084              | 30,000              | 36,200              |
| Estimated Gross Income             | \$290,048            | \$397,568           | \$427,688           | \$510,846           |
| Gross Income per SqFt              | \$14.26              | \$14.68             | \$14.26             | \$14.11             |
| Estimated Expense                  | \$96,412             | \$163,859           | \$142,291           | \$183,621           |
| Expense SqFt                       | \$4.74               | \$6.05              | \$4.74              | \$5.07              |
| Net Operating Income               | \$193,636            | \$233,709           | \$285,397           | \$327,225           |
| Full Market Value                  | \$1,277,999          | \$1,557,000         | \$1,039,000         | \$1,151,000         |
| Market Value per SqFt              | \$62.83              | \$57.49             | \$34.63             | \$31.80             |
| Distance from Condominium in miles |                      | 0.39                | 0.33                | 0.06                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06767-7502                | 3-06748-0016               | 3-06803-0080               | 3-06765-0035               |
| <b>Condominium Section</b>                | 2690-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1997 OCEAN AVENUE           | 1806 OCEAN AVENUE          | 2197 OCEAN AVENUE          | 1576 EAST 19 STREET        |
| <b>Neighborhood</b>                       | MIDWOOD                     | MIDWOOD                    | MADISON                    | MIDWOOD                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 15                          | 35                         | 35                         | 41                         |
| <b>Year Built</b>                         | 2009                        | 1931                       | 1928                       | 1929                       |
| <b>Gross SqFt</b>                         | 20,713                      | 27,084                     | 30,000                     | 36,200                     |
| <b>Estimated Gross Income</b>             | \$295,367                   | \$397,568                  | \$427,688                  | \$510,846                  |
| <b>Gross Income per SqFt</b>              | \$14.26                     | \$14.68                    | \$14.26                    | \$14.11                    |
| <b>Estimated Expense</b>                  | \$98,180                    | \$163,859                  | \$142,291                  | \$183,621                  |
| <b>Expense SqFt</b>                       | \$4.74                      | \$6.05                     | \$4.74                     | \$5.07                     |
| <b>Net Operating Income</b>               | \$197,187                   | \$233,709                  | \$285,397                  | \$327,225                  |
| <b>Full Market Value</b>                  | \$1,301,999                 | \$1,557,000                | \$1,039,000                | \$1,151,000                |
| <b>Market Value per SqFt</b>              | \$62.86                     | \$57.49                    | \$34.63                    | \$31.80                    |
| <b>Distance from Condominium in miles</b> |                             | 0.40                       | 0.32                       | 0.12                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06768-7501                | 3-06803-0080               | 3-06765-0035               | 3-06748-0016               |
| <b>Condominium Section</b>                | 2705-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1689 EAST 21 STREET         | 2197 OCEAN AVENUE          | 1576 EAST 19 STREET        | 1806 OCEAN AVENUE          |
| <b>Neighborhood</b>                       | MIDWOOD                     | MADISON                    | MIDWOOD                    | MIDWOOD                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 18                          | 35                         | 41                         | 35                         |
| <b>Year Built</b>                         | 2006                        | 1928                       | 1929                       | 1931                       |
| <b>Gross SqFt</b>                         | 29,998                      | 30,000                     | 36,200                     | 27,084                     |
| <b>Estimated Gross Income</b>             | \$427,771                   | \$427,688                  | \$510,846                  | \$397,568                  |
| <b>Gross Income per SqFt</b>              | \$14.26                     | \$14.26                    | \$14.11                    | \$14.68                    |
| <b>Estimated Expense</b>                  | \$142,191                   | \$142,291                  | \$183,621                  | \$163,859                  |
| <b>Expense SqFt</b>                       | \$4.74                      | \$4.74                     | \$5.07                     | \$6.05                     |
| <b>Net Operating Income</b>               | \$285,580                   | \$285,397                  | \$327,225                  | \$233,709                  |
| <b>Full Market Value</b>                  | \$1,884,999                 | \$1,039,000                | \$1,151,000                | \$1,557,000                |
| <b>Market Value per SqFt</b>              | \$62.84                     | \$34.63                    | \$31.80                    | \$57.49                    |
| <b>Distance from Condominium in miles</b> |                             | 0.33                       | 0.17                       | 0.41                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06777-7501         | 3-06748-0016        | 3-06803-0080        | 3-06765-0035        |
| Condominium Section                | 2678-R1              |                     |                     |                     |
| Address                            | 1420 AVENUE P        | 1806 OCEAN AVENUE   | 2197 OCEAN AVENUE   | 1576 EAST 19 STREET |
| Neighborhood                       | MIDWOOD              | MIDWOOD             | MADISON             | MIDWOOD             |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 9                    | 35                  | 35                  | 41                  |
| Year Built                         | 2010                 | 1931                | 1928                | 1929                |
| Gross SqFt                         | 15,341               | 27,084              | 30,000              | 36,200              |
| Estimated Gross Income             | \$218,763            | \$397,568           | \$427,688           | \$510,846           |
| Gross Income per SqFt              | \$14.26              | \$14.68             | \$14.26             | \$14.11             |
| Estimated Expense                  | \$72,716             | \$163,859           | \$142,291           | \$183,621           |
| Expense SqFt                       | \$4.74               | \$6.05              | \$4.74              | \$5.07              |
| Net Operating Income               | \$146,047            | \$233,709           | \$285,397           | \$327,225           |
| Full Market Value                  | \$937,503            | \$1,557,000         | \$1,039,000         | \$1,151,000         |
| Market Value per SqFt              | \$61.11              | \$57.49             | \$34.63             | \$31.80             |
| Distance from Condominium in miles |                      | 0.60                | 0.36                | 0.25                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06782-7501         | 3-06803-0080        |                     |                     |
| Condominium Section                | 2183-R1              |                     |                     |                     |
| Address                            | 2120 OCEAN AVENUE    | 2197 OCEAN AVENUE   |                     |                     |
| Neighborhood                       | MADISON              | MADISON             |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 20                   | 35                  |                     |                     |
| Year Built                         | 2005                 | 1928                |                     |                     |
| Gross SqFt                         | 15,582               | 30,000              |                     |                     |
| Estimated Gross Income             | \$222,199            | \$427,688           |                     |                     |
| Gross Income per SqFt              | \$14.26              | \$14.26             |                     |                     |
| Estimated Expense                  | \$73,859             | \$142,291           |                     |                     |
| Expense SqFt                       | \$4.74               | \$4.74              |                     |                     |
| Net Operating Income               | \$148,340            | \$285,397           |                     |                     |
| Full Market Value                  | \$979,000            | \$1,039,000         |                     |                     |
| Market Value per SqFt              | \$62.83              | \$34.63             |                     |                     |
| Distance from Condominium in miles |                      | 0.16                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06784-7501                | 3-06748-0016               | 3-06803-0080               | 3-06765-0035               |
| <b>Condominium Section</b>                | 1391-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1674 EAST 22 STREET         | 1806 OCEAN AVENUE          | 2197 OCEAN AVENUE          | 1576 EAST 19 STREET        |
| <b>Neighborhood</b>                       | MADISON                     | MIDWOOD                    | MADISON                    | MIDWOOD                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 8                           | 35                         | 35                         | 41                         |
| <b>Year Built</b>                         | 2005                        | 1931                       | 1928                       | 1929                       |
| <b>Gross SqFt</b>                         | 15,379                      | 27,084                     | 30,000                     | 36,200                     |
| <b>Estimated Gross Income</b>             | \$219,305                   | \$397,568                  | \$427,688                  | \$510,846                  |
| <b>Gross Income per SqFt</b>              | \$14.26                     | \$14.68                    | \$14.26                    | \$14.11                    |
| <b>Estimated Expense</b>                  | \$72,896                    | \$163,859                  | \$142,291                  | \$183,621                  |
| <b>Expense SqFt</b>                       | \$4.74                      | \$6.05                     | \$4.74                     | \$5.07                     |
| <b>Net Operating Income</b>               | \$146,409                   | \$233,709                  | \$285,397                  | \$327,225                  |
| <b>Full Market Value</b>                  | \$967,000                   | \$1,557,000                | \$1,039,000                | \$1,151,000                |
| <b>Market Value per SqFt</b>              | \$62.88                     | \$57.49                    | \$34.63                    | \$31.80                    |
| <b>Distance from Condominium in miles</b> |                             | 0.57                       | 0.17                       | 0.24                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06796-7501                | 3-06681-0389               | 3-06681-0126               | 3-07322-0023               |
| <b>Condominium Section</b>                | 0250-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1720 EAST 14 STREET         | 501 AVENUE R               | 1862 EAST 2 STREET         | 2044 EAST 18 STREET        |
| <b>Neighborhood</b>                       | MADISON                     | OCEAN PARKWAY-SOUTH        | OCEAN PARKWAY-SOUTH        | MADISON                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 6                           | 30                         | 19                         | 43                         |
| <b>Year Built</b>                         | 1988                        | 1935                       | 2007                       | 1963                       |
| <b>Gross SqFt</b>                         | 5,544                       | 25,800                     | 51,995                     | 31,698                     |
| <b>Estimated Gross Income</b>             | \$69,355                    | \$322,797                  | \$729,758                  | \$376,431                  |
| <b>Gross Income per SqFt</b>              | \$12.51                     | \$12.51                    | \$14.04                    | \$11.88                    |
| <b>Estimated Expense</b>                  | \$33,985                    | \$158,171                  | \$357,581                  | \$173,753                  |
| <b>Expense SqFt</b>                       | \$6.13                      | \$6.13                     | \$6.88                     | \$5.48                     |
| <b>Net Operating Income</b>               | \$35,370                    | \$164,626                  | \$372,177                  | \$202,678                  |
| <b>Full Market Value</b>                  | \$223,001                   | \$1,039,000                | \$2,445,000                | \$1,254,000                |
| <b>Market Value per SqFt</b>              | \$40.22                     | \$40.27                    | \$47.02                    | \$39.56                    |
| <b>Distance from Condominium in miles</b> |                             | 0.45                       | 0.68                       | 0.54                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06799-7501                | 3-07372-0037               | 3-07415-0001               |                            |
| <b>Condominium Section</b>                | 1013-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1749 EAST 16 STREET         | 2276 HOMECREST AVENUE      | 2403 EAST 13 STREET        |                            |
| <b>Neighborhood</b>                       | MADISON                     | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 7                           | 16                         | 12                         |                            |
| <b>Year Built</b>                         | 2003                        | 1947                       | 1975                       |                            |
| <b>Gross SqFt</b>                         | 6,896                       | 11,800                     | 9,000                      |                            |
| <b>Estimated Gross Income</b>             | \$117,439                   | \$180,489                  | \$168,837                  |                            |
| <b>Gross Income per SqFt</b>              | \$17.03                     | \$15.30                    | \$18.76                    |                            |
| <b>Estimated Expense</b>                  | \$44,341                    | \$67,677                   | \$64,020                   |                            |
| <b>Expense SqFt</b>                       | \$6.43                      | \$5.74                     | \$7.11                     |                            |
| <b>Net Operating Income</b>               | \$73,098                    | \$112,812                  | \$104,817                  |                            |
| <b>Full Market Value</b>                  | \$507,999                   | \$761,000                  | \$609,000                  |                            |
| <b>Market Value per SqFt</b>              | \$73.67                     | \$64.49                    | \$67.67                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.84                       | 1.11                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06801-7501                | 3-06681-0126               | 3-07348-0044               | 3-07322-0023               |
| <b>Condominium Section</b>                | 1430-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1812 QUENTIN ROAD           | 1862 EAST 2 STREET         | 2175 EAST 15 STREET        | 2044 EAST 18 STREET        |
| <b>Neighborhood</b>                       | MADISON                     | OCEAN PARKWAY-SOUTH        | SHEEPSHEAD BAY             | MADISON                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 12                          | 19                         | 36                         | 43                         |
| <b>Year Built</b>                         | 2003                        | 2007                       | 1962                       | 1963                       |
| <b>Gross SqFt</b>                         | 14,780                      | 51,995                     | 29,000                     | 31,698                     |
| <b>Estimated Gross Income</b>             | \$183,124                   | \$729,758                  | \$359,297                  | \$376,431                  |
| <b>Gross Income per SqFt</b>              | \$12.39                     | \$14.04                    | \$12.39                    | \$11.88                    |
| <b>Estimated Expense</b>                  | \$94,444                    | \$357,581                  | \$185,418                  | \$173,753                  |
| <b>Expense SqFt</b>                       | \$6.39                      | \$6.88                     | \$6.39                     | \$5.48                     |
| <b>Net Operating Income</b>               | \$88,680                    | \$372,177                  | \$173,879                  | \$202,678                  |
| <b>Full Market Value</b>                  | \$556,999                   | \$2,445,000                | \$1,093,000                | \$1,254,000                |
| <b>Market Value per SqFt</b>              | \$37.69                     | \$47.02                    | \$37.69                    | \$39.56                    |
| <b>Distance from Condominium in miles</b> |                             | 0.92                       | 0.67                       | 0.50                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3   |
|------------------------------------|----------------------|---------------------|---------------------|-----------------------|
| Boro-Block-Lot                     | 3-06801-7502         | 3-07415-0001        | 3-06782-0023        | 3-07372-0037          |
| Condominium Section                | 1599-R1              |                     |                     |                       |
| Address                            | 1728 EAST 19 STREET  | 2403 EAST 13 STREET | 1932 KINGS HIGHWAY  | 2276 HOMECREST AVENUE |
| Neighborhood                       | MADISON              | SHEEPSHEAD BAY      | MADISON             | SHEEPSHEAD BAY        |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C7-WALK-UP          | C1-WALK-UP            |
| Total Units                        | 7                    | 12                  | 12                  | 16                    |
| Year Built                         | 2005                 | 1975                | 1925                | 1947                  |
| Gross SqFt                         | 7,104                | 9,000               | 10,000              | 11,800                |
| Estimated Gross Income             | \$123,752            | \$168,837           | \$174,227           | \$180,489             |
| Gross Income per SqFt              | \$17.42              | \$18.76             | \$17.42             | \$15.30               |
| Estimated Expense                  | \$33,886             | \$64,020            | \$47,660            | \$67,677              |
| Expense SqFt                       | \$4.77               | \$7.11              | \$4.77              | \$5.74                |
| Net Operating Income               | \$89,866             | \$104,817           | \$126,567           | \$112,812             |
| Full Market Value                  | \$628,001            | \$609,000           | \$740,000           | \$761,000             |
| Market Value per SqFt              | \$88.40              | \$67.67             | \$74.00             | \$64.49               |
| Distance from Condominium in miles |                      | 1.13                | 0.16                | 0.87                  |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-06801-7503         | 3-06803-0080        | 3-06765-0035        |                     |
| Condominium Section                | 1717-R1              |                     |                     |                     |
| Address                            | 1764 EAST 19 STREET  | 2197 OCEAN AVENUE   | 1576 EAST 19 STREET |                     |
| Neighborhood                       | MADISON              | MADISON             | MIDWOOD             |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 16                   | 35                  | 41                  |                     |
| Year Built                         | 2007                 | 1928                | 1929                |                     |
| Gross SqFt                         | 24,696               | 30,000              | 36,200              |                     |
| Estimated Gross Income             | \$350,436            | \$427,688           | \$510,846           |                     |
| Gross Income per SqFt              | \$14.19              | \$14.26             | \$14.11             |                     |
| Estimated Expense                  | \$121,257            | \$142,291           | \$183,621           |                     |
| Expense SqFt                       | \$4.91               | \$4.74              | \$5.07              |                     |
| Net Operating Income               | \$229,179            | \$285,397           | \$327,225           |                     |
| Full Market Value                  | \$1,511,002          | \$1,039,000         | \$1,151,000         |                     |
| Market Value per SqFt              | \$61.18              | \$34.63             | \$31.80             |                     |
| Distance from Condominium in miles |                      | 0.12                | 0.32                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06802-7501                | 3-06803-0080               | 3-06765-0035               | 3-06681-0126               |
| <b>Condominium Section</b>                | 2073-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1765 EAST 19 STREET         | 2197 OCEAN AVENUE          | 1576 EAST 19 STREET        | 1862 EAST 2 STREET         |
| <b>Neighborhood</b>                       | MADISON                     | MADISON                    | MIDWOOD                    | OCEAN PARKWAY-SOUTH        |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 11                          | 35                         | 41                         | 19                         |
| <b>Year Built</b>                         | 2006                        | 1928                       | 1929                       | 2007                       |
| <b>Gross SqFt</b>                         | 17,080                      | 30,000                     | 36,200                     | 51,995                     |
| <b>Estimated Gross Income</b>             | \$240,999                   | \$427,688                  | \$510,846                  | \$729,758                  |
| <b>Gross Income per SqFt</b>              | \$14.11                     | \$14.26                    | \$14.11                    | \$14.04                    |
| <b>Estimated Expense</b>                  | \$86,596                    | \$142,291                  | \$183,621                  | \$357,581                  |
| <b>Expense SqFt</b>                       | \$5.07                      | \$4.74                     | \$5.07                     | \$6.88                     |
| <b>Net Operating Income</b>               | \$154,403                   | \$285,397                  | \$327,225                  | \$372,177                  |
| <b>Full Market Value</b>                  | \$1,015,999                 | \$1,039,000                | \$1,151,000                | \$2,445,000                |
| <b>Market Value per SqFt</b>              | \$59.48                     | \$34.63                    | \$31.80                    | \$47.02                    |
| <b>Distance from Condominium in miles</b> |                             | 0.06                       | 0.33                       | 0.98                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06819-7501                | 3-06800-0032               | 3-06797-0006               | 3-07322-0061               |
| <b>Condominium Section</b>                | 1359-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1833 EAST 13 STREET         | 1764 EAST 18 STREET        | 1700 EAST 15 STREET        | 2049 EAST 17 STREET        |
| <b>Neighborhood</b>                       | MADISON                     | MADISON                    | MADISON                    | MADISON                    |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 16                         | 19                         | 16                         |
| <b>Year Built</b>                         | 2004                        | 1928                       | 1925                       | 1926                       |
| <b>Gross SqFt</b>                         | 19,600                      | 17,700                     | 15,720                     | 13,900                     |
| <b>Estimated Gross Income</b>             | \$261,856                   | \$197,989                  | \$210,064                  | \$226,350                  |
| <b>Gross Income per SqFt</b>              | \$13.36                     | \$11.19                    | \$13.36                    | \$16.28                    |
| <b>Estimated Expense</b>                  | \$91,728                    | \$52,360                   | \$102,931                  | \$107,076                  |
| <b>Expense SqFt</b>                       | \$4.68                      | \$2.96                     | \$6.55                     | \$7.70                     |
| <b>Net Operating Income</b>               | \$170,128                   | \$145,629                  | \$107,133                  | \$119,274                  |
| <b>Full Market Value</b>                  | \$1,099,000                 | \$880,000                  | \$592,000                  | \$819,000                  |
| <b>Market Value per SqFt</b>              | \$56.07                     | \$49.72                    | \$37.66                    | \$58.92                    |
| <b>Distance from Condominium in miles</b> |                             | 0.26                       | 0.19                       | 0.38                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06916-7504                | 3-07415-0001               | 3-07079-0001               | 3-07079-0004               |
| <b>Condominium Section</b>                | 2723-R1                     |                            |                            |                            |
| <b>Address</b>                            | 148 BAY 49 STREET           | 2403 EAST 13 STREET        | 1905 WEST 10 STREET        | 106 AVENUE S               |
| <b>Neighborhood</b>                       | GRAVESEND                   | SHEEPSHEAD BAY             | GRAVESEND                  | GRAVESEND                  |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 10                          | 12                         | 20                         | 12                         |
| <b>Year Built</b>                         | 2007                        | 1975                       | 1931                       | 1931                       |
| <b>Gross SqFt</b>                         | 10,195                      | 9,000                      | 12,600                     | 8,636                      |
| <b>Estimated Gross Income</b>             | \$279,731                   | \$168,837                  | \$216,861                  | \$136,153                  |
| <b>Gross Income per SqFt</b>              | \$27.44                     | \$18.76                    | \$17.21                    | \$15.77                    |
| <b>Estimated Expense</b>                  | \$113,615                   | \$64,020                   | \$88,076                   | \$57,408                   |
| <b>Expense SqFt</b>                       | \$11.14                     | \$7.11                     | \$6.99                     | \$6.65                     |
| <b>Net Operating Income</b>               | \$166,116                   | \$104,817                  | \$128,785                  | \$78,745                   |
| <b>Full Market Value</b>                  | \$1,158,001                 | \$609,000                  | \$898,000                  | \$429,000                  |
| <b>Market Value per SqFt</b>              | \$113.59                    | \$67.67                    | \$71.27                    | \$49.68                    |
| <b>Distance from Condominium in miles</b> |                             | 1.62                       | 0.89                       | 0.89                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06917-7501                | 3-07415-0001               | 3-07079-0001               |                            |
| <b>Condominium Section</b>                | 1790-R1                     |                            |                            |                            |
| <b>Address</b>                            | 177 BAY 49 STREET           | 2403 EAST 13 STREET        | 1905 WEST 10 STREET        |                            |
| <b>Neighborhood</b>                       | GRAVESEND                   | SHEEPSHEAD BAY             | GRAVESEND                  |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 |                            |
| <b>Total Units</b>                        | 6                           | 12                         | 20                         |                            |
| <b>Year Built</b>                         | 2007                        | 1975                       | 1931                       |                            |
| <b>Gross SqFt</b>                         | 8,123                       | 9,000                      | 12,600                     |                            |
| <b>Estimated Gross Income</b>             | \$146,133                   | \$168,837                  | \$216,861                  |                            |
| <b>Gross Income per SqFt</b>              | \$17.99                     | \$18.76                    | \$17.21                    |                            |
| <b>Estimated Expense</b>                  | \$57,267                    | \$64,020                   | \$88,076                   |                            |
| <b>Expense SqFt</b>                       | \$7.05                      | \$7.11                     | \$6.99                     |                            |
| <b>Net Operating Income</b>               | \$88,866                    | \$104,817                  | \$128,785                  |                            |
| <b>Full Market Value</b>                  | \$626,998                   | \$609,000                  | \$898,000                  |                            |
| <b>Market Value per SqFt</b>              | \$77.19                     | \$67.67                    | \$71.27                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 1.59                       | 0.92                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06919-7503                | 3-07415-0001               | 3-07079-0001               | 3-07071-0024               |
| <b>Condominium Section</b>                | 1447-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2546 WEST 15 STREET         | 2403 EAST 13 STREET        | 1905 WEST 10 STREET        | 3046 WEST 22 STREET        |
| <b>Neighborhood</b>                       | GRAVESEND                   | SHEEPSHEAD BAY             | GRAVESEND                  | CONEY ISLAND               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C5-WALK-UP                 |
| <b>Total Units</b>                        | 6                           | 12                         | 20                         | 15                         |
| <b>Year Built</b>                         | 2004                        | 1975                       | 1931                       | 1935                       |
| <b>Gross SqFt</b>                         | 10,534                      | 9,000                      | 12,600                     | 9,000                      |
| <b>Estimated Gross Income</b>             | \$181,290                   | \$168,837                  | \$216,861                  | \$146,654                  |
| <b>Gross Income per SqFt</b>              | \$17.21                     | \$18.76                    | \$17.21                    | \$16.29                    |
| <b>Estimated Expense</b>                  | \$73,633                    | \$64,020                   | \$88,076                   | \$71,791                   |
| <b>Expense SqFt</b>                       | \$6.99                      | \$7.11                     | \$6.99                     | \$7.98                     |
| <b>Net Operating Income</b>               | \$107,657                   | \$104,817                  | \$128,785                  | \$74,863                   |
| <b>Full Market Value</b>                  | \$751,000                   | \$609,000                  | \$898,000                  | \$329,000                  |
| <b>Market Value per SqFt</b>              | \$71.29                     | \$67.67                    | \$71.27                    | \$36.56                    |
| <b>Distance from Condominium in miles</b> |                             | 1.51                       | 0.93                       | 0.93                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-06940-7501                | 3-06928-0044               | 3-07232-0001               | 3-07233-0021               |
| <b>Condominium Section</b>                | 0013-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2121 SHORE PARKWAY SR NOR   | 275 BAY 37 STREET          | 49 BOKEE COURT             | 1670 SHORE PARKWAY         |
| <b>Neighborhood</b>                       | GRAVESEND                   | GRAVESEND                  | OCEAN PARKWAY-SOUTH        | OCEAN PARKWAY-SOUTH        |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 110                         | 120                        | 120                        | 120                        |
| <b>Year Built</b>                         | 1965                        | 1964                       | 1949                       | 1951                       |
| <b>Gross SqFt</b>                         | 109,200                     | 89,448                     | 98,300                     | 98,300                     |
| <b>Estimated Gross Income</b>             | \$1,460,004                 | \$1,324,129                | \$1,314,402                | \$1,309,345                |
| <b>Gross Income per SqFt</b>              | \$13.37                     | \$14.80                    | \$13.37                    | \$13.32                    |
| <b>Estimated Expense</b>                  | \$631,176                   | \$546,844                  | \$568,275                  | \$597,263                  |
| <b>Expense SqFt</b>                       | \$5.78                      | \$6.11                     | \$5.78                     | \$6.08                     |
| <b>Net Operating Income</b>               | \$828,828                   | \$777,285                  | \$746,127                  | \$712,082                  |
| <b>Full Market Value</b>                  | \$5,355,008                 | \$5,192,000                | \$4,090,000                | \$4,102,000                |
| <b>Market Value per SqFt</b>              | \$49.04                     | \$58.04                    | \$41.61                    | \$41.73                    |
| <b>Distance from Condominium in miles</b> |                             | 0.61                       | 0.80                       | 0.81                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07022-7501                | 3-07280-0188               | 3-07198-0006               | 3-06681-0126               |
| <b>Condominium Section</b>                | 1865-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2882 WEST 15 STREET         | 205 SEA BREEZE AVENUE      | 410 AVENUE X               | 1862 EAST 2 STREET         |
| <b>Neighborhood</b>                       | CONEY ISLAND                | CONEY ISLAND               | OCEAN PARKWAY-SOUTH        | OCEAN PARKWAY-SOUTH        |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 10                          | 58                         | 45                         | 19                         |
| <b>Year Built</b>                         | 2007                        | 1930                       | 1957                       | 2007                       |
| <b>Gross SqFt</b>                         | 15,476                      | 48,000                     | 43,974                     | 51,995                     |
| <b>Estimated Gross Income</b>             | \$230,438                   | \$714,849                  | \$656,031                  | \$729,758                  |
| <b>Gross Income per SqFt</b>              | \$14.89                     | \$14.89                    | \$14.92                    | \$14.04                    |
| <b>Estimated Expense</b>                  | \$93,939                    | \$291,179                  | \$268,210                  | \$357,581                  |
| <b>Expense SqFt</b>                       | \$6.07                      | \$6.07                     | \$6.10                     | \$6.88                     |
| <b>Net Operating Income</b>               | \$136,499                   | \$423,670                  | \$387,821                  | \$372,177                  |
| <b>Full Market Value</b>                  | \$912,998                   | \$1,646,000                | \$2,597,000                | \$2,445,000                |
| <b>Market Value per SqFt</b>              | \$58.99                     | \$34.29                    | \$59.06                    | \$47.02                    |
| <b>Distance from Condominium in miles</b> |                             | 0.62                       | 1.16                       | 1.90                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07103-7501                | 3-07372-0037               | 3-07415-0001               | 3-07079-0001               |
| <b>Condominium Section</b>                | 2467-R1                     |                            |                            |                            |
| <b>Address</b>                            | 279 LAKE STREET             | 2276 HOMECREST AVENUE      | 2403 EAST 13 STREET        | 1905 WEST 10 STREET        |
| <b>Neighborhood</b>                       | GRAVESEND                   | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             | GRAVESEND                  |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 16                         | 12                         | 20                         |
| <b>Year Built</b>                         | 2007                        | 1947                       | 1975                       | 1931                       |
| <b>Gross SqFt</b>                         | 9,750                       | 11,800                     | 9,000                      | 12,600                     |
| <b>Estimated Gross Income</b>             | \$167,798                   | \$180,489                  | \$168,837                  | \$216,861                  |
| <b>Gross Income per SqFt</b>              | \$17.21                     | \$15.30                    | \$18.76                    | \$17.21                    |
| <b>Estimated Expense</b>                  | \$68,153                    | \$67,677                   | \$64,020                   | \$88,076                   |
| <b>Expense SqFt</b>                       | \$6.99                      | \$5.74                     | \$7.11                     | \$6.99                     |
| <b>Net Operating Income</b>               | \$99,645                    | \$112,812                  | \$104,817                  | \$128,785                  |
| <b>Full Market Value</b>                  | \$695,004                   | \$761,000                  | \$609,000                  | \$898,000                  |
| <b>Market Value per SqFt</b>              | \$71.28                     | \$64.49                    | \$67.67                    | \$71.27                    |
| <b>Distance from Condominium in miles</b> |                             | 0.79                       | 1.02                       | 0.43                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07116-7501                | 3-07023-0021               | 3-06894-0027               | 3-07199-0005               |
| <b>Condominium Section</b>                | 2893-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2720 86 STREET              | 2838 STILLWELL AVENUE      | 8797 25 AVENUE             | 20 OCEAN COURT             |
| <b>Neighborhood</b>                       | GRAVESEND                   | CONEY ISLAND               | GRAVESEND                  | OCEAN PARKWAY-SOUTH        |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 20                          | 41                         | 69                         | 65                         |
| <b>Year Built</b>                         | 2007                        | 2005                       | 1962                       | 1963                       |
| <b>Gross SqFt</b>                         | 23,971                      | 37,797                     | 58,535                     | 43,890                     |
| <b>Estimated Gross Income</b>             | \$607,645                   | \$664,091                  | \$934,445                  | \$699,835                  |
| <b>Gross Income per SqFt</b>              | \$25.35                     | \$17.57                    | \$15.96                    | \$15.95                    |
| <b>Estimated Expense</b>                  | \$177,420                   | \$282,262                  | \$295,442                  | \$299,106                  |
| <b>Expense SqFt</b>                       | \$7.40                      | \$7.47                     | \$5.05                     | \$6.81                     |
| <b>Net Operating Income</b>               | \$430,225                   | \$381,829                  | \$639,003                  | \$400,729                  |
| <b>Full Market Value</b>                  | \$2,939,001                 | \$2,676,000                | \$4,366,000                | \$2,737,000                |
| <b>Market Value per SqFt</b>              | \$122.61                    | \$70.80                    | \$74.59                    | \$62.36                    |
| <b>Distance from Condominium in miles</b> |                             | 1.12                       | 0.53                       | 0.84                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07129-7501                | 3-04168-0012               | 3-07602-0006               | 3-01205-0001               |
| <b>Condominium Section</b>                | 2896-R1                     |                            |                            |                            |
| <b>Address</b>                            | 400 AVENUE U                | 130 GLEN STREET            | 1569 OCEAN AVENUE          | 607 FRANKLIN AVENUE        |
| <b>Neighborhood</b>                       | OCEAN PARKWAY-SOUTH         | EAST NEW YORK              | MIDWOOD                    | CROWN HEIGHTS              |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 28                          | 23                         | 57                         | 13                         |
| <b>Year Built</b>                         | 1938                        | 1927                       | 1922                       | 1910                       |
| <b>Gross SqFt</b>                         | 70,000                      | 18,000                     | 52,360                     | 11,760                     |
| <b>Estimated Gross Income</b>             | \$813,400                   | \$216,378                  | \$431,439                  | \$136,638                  |
| <b>Gross Income per SqFt</b>              | \$11.62                     | \$12.02                    | \$8.24                     | \$11.62                    |
| <b>Estimated Expense</b>                  | \$414,400                   | \$110,353                  | \$212,172                  | \$69,662                   |
| <b>Expense SqFt</b>                       | \$5.92                      | \$6.13                     | \$4.05                     | \$5.92                     |
| <b>Net Operating Income</b>               | \$399,000                   | \$106,025                  | \$219,267                  | \$66,976                   |
| <b>Full Market Value</b>                  | \$1,263,549                 | \$678,000                  | \$1,020,000                | \$311,000                  |
| <b>Market Value per SqFt</b>              | \$18.05                     | \$37.67                    | \$19.48                    | \$26.45                    |
| <b>Distance from Condominium in miles</b> |                             | 7.79                       | 2.07                       | 5.66                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07135-7501                | 3-07321-0066               | 3-07199-0005               |                            |
| <b>Condominium Section</b>                | 2491-R1                     |                            |                            |                            |
| <b>Address</b>                            | 802 AVENUE U                | 2035 EAST 16 STREET        | 20 OCEAN COURT             |                            |
| <b>Neighborhood</b>                       | OCEAN PARKWAY-SOUTH         | MADISON                    | OCEAN PARKWAY-SOUTH        |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 20                          | 65                         | 65                         |                            |
| <b>Year Built</b>                         | 2006                        | 1960                       | 1963                       |                            |
| <b>Gross SqFt</b>                         | 26,264                      | 46,200                     | 43,890                     |                            |
| <b>Estimated Gross Income</b>             | \$423,376                   | \$752,062                  | \$699,835                  |                            |
| <b>Gross Income per SqFt</b>              | \$16.12                     | \$16.28                    | \$15.95                    |                            |
| <b>Estimated Expense</b>                  | \$172,554                   | \$292,520                  | \$299,106                  |                            |
| <b>Expense SqFt</b>                       | \$6.57                      | \$6.33                     | \$6.81                     |                            |
| <b>Net Operating Income</b>               | \$250,822                   | \$459,542                  | \$400,729                  |                            |
| <b>Full Market Value</b>                  | \$1,718,000                 | \$3,157,000                | \$2,737,000                |                            |
| <b>Market Value per SqFt</b>              | \$65.41                     | \$68.33                    | \$62.36                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.43                       | 0.54                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07242-7501                | 3-08665-0547               | 3-07260-0045               | 3-07396-0066               |
| <b>Condominium Section</b>                | 0358-R1                     |                            |                            |                            |
| <b>Address</b>                            | 611 BANNER AVENUE           | 2911 BRIGHTON 5 STREET     | 2850 OCEAN PARKWAY         | 2323 EAST 12 STREET        |
| <b>Neighborhood</b>                       | BRIGHTON BEACH              | BRIGHTON BEACH             | BRIGHTON BEACH             | SHEEPSHEAD BAY             |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 101                         | 106                        | 110                        | 92                         |
| <b>Year Built</b>                         | 1989                        | 1963                       | 1955                       | 1961                       |
| <b>Gross SqFt</b>                         | 87,134                      | 100,300                    | 107,900                    | 84,263                     |
| <b>Estimated Gross Income</b>             | \$1,143,198                 | \$1,464,337                | \$1,322,348                | \$1,105,355                |
| <b>Gross Income per SqFt</b>              | \$13.12                     | \$14.60                    | \$12.26                    | \$13.12                    |
| <b>Estimated Expense</b>                  | \$595,125                   | \$597,259                  | \$559,664                  | \$575,880                  |
| <b>Expense SqFt</b>                       | \$6.83                      | \$5.95                     | \$5.19                     | \$6.83                     |
| <b>Net Operating Income</b>               | \$548,073                   | \$867,078                  | \$762,684                  | \$529,475                  |
| <b>Full Market Value</b>                  | \$3,518,000                 | \$4,832,000                | \$4,776,000                | \$3,143,000                |
| <b>Market Value per SqFt</b>              | \$40.37                     | \$48.18                    | \$44.26                    | \$37.30                    |
| <b>Distance from Condominium in miles</b> |                             | 0.19                       | 0.23                       | 0.68                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07260-7501         | 3-07023-0021          | 3-07198-0006        |                     |
| Condominium Section                | 1267-R1              |                       |                     |                     |
| Address                            | 2827 OCEAN PARKWAY   | 2838 STILLWELL AVENUE | 410 AVENUE X        |                     |
| Neighborhood                       | BRIGHTON BEACH       | CONEY ISLAND          | OCEAN PARKWAY-SOUTH |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR           | D1-ELEVATOR         |                     |
| Total Units                        | 12                   | 41                    | 45                  |                     |
| Year Built                         | 2001                 | 2005                  | 1957                |                     |
| Gross SqFt                         | 18,063               | 37,797                | 43,974              |                     |
| Estimated Gross Income             | \$293,524            | \$664,091             | \$656,031           |                     |
| Gross Income per SqFt              | \$16.25              | \$17.57               | \$14.92             |                     |
| Estimated Expense                  | \$122,648            | \$282,262             | \$268,210           |                     |
| Expense SqFt                       | \$6.79               | \$7.47                | \$6.10              |                     |
| Net Operating Income               | \$170,876            | \$381,829             | \$387,821           |                     |
| Full Market Value                  | \$1,173,000          | \$2,676,000           | \$2,597,000         |                     |
| Market Value per SqFt              | \$64.94              | \$70.80               | \$59.06             |                     |
| Distance from Condominium in miles |                      | 0.88                  | 0.55                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07269-7501         | 3-08719-0038        | 3-07011-0011        | 3-06471-0090        |
| Condominium Section                | 0295-R1              |                     |                     |                     |
| Address                            | 2955 SHELL ROAD      | 160 WEST END AVENUE | 2828 WEST 28 STREET | 8855 BAY PARKWAY    |
| Neighborhood                       | CONEY ISLAND         | BRIGHTON BEACH      | CONEY ISLAND        | GRAVESEND           |
| Building Classification            | R4-CONDOMINIUM       | D3-ELEVATOR         | D1-ELEVATOR         | D3-ELEVATOR         |
| Total Units                        | 166                  | 184                 | 122                 | 164                 |
| Year Built                         | 1989                 | 1963                | 1972                | 1958                |
| Gross SqFt                         | 172,044              | 155,661             | 102,000             | 134,280             |
| Estimated Gross Income             | \$3,292,922          | \$2,979,716         | \$2,079,877         | \$2,281,663         |
| Gross Income per SqFt              | \$19.14              | \$19.14             | \$20.39             | \$16.99             |
| Estimated Expense                  | \$1,649,902          | \$1,492,017         | \$861,233           | \$1,049,565         |
| Expense SqFt                       | \$9.59               | \$9.59              | \$8.44              | \$7.82              |
| Net Operating Income               | \$1,643,020          | \$1,487,699         | \$1,218,644         | \$1,232,098         |
| Full Market Value                  | \$11,758,008         | \$10,645,000        | \$7,717,000         | \$8,563,000         |
| Market Value per SqFt              | \$68.34              | \$68.39             | \$75.66             | \$63.77             |
| Distance from Condominium in miles |                      | 1.16                | 1.07                | 1.57                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07279-7501                | 3-07274-0035               | 3-07274-0020               | 3-06467-0012               |
| <b>Condominium Section</b>                | 0407-R1                     |                            |                            |                            |
| <b>Address</b>                            | 501 SURF AVENUE             | 3000 OCEAN PARKWAY         | 2940 OCEAN PARKWAY         | 8831 20 AVENUE             |
| <b>Neighborhood</b>                       | CONEY ISLAND                | CONEY ISLAND               | CONEY ISLAND               | BATH BEACH                 |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D3-ELEVATOR                | D3-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 371                         | 441                        | 445                        | 462                        |
| <b>Year Built</b>                         | 1964                        | 1964                       | 1964                       | 1948                       |
| <b>Gross SqFt</b>                         | 842,968                     | 470,000                    | 470,000                    | 356,010                    |
| <b>Estimated Gross Income</b>             | \$13,883,683                | \$7,742,654                | \$7,352,374                | \$5,910,461                |
| <b>Gross Income per SqFt</b>              | \$16.47                     | \$16.47                    | \$15.64                    | \$16.60                    |
| <b>Estimated Expense</b>                  | \$5,808,050                 | \$3,236,084                | \$3,433,279                | \$3,073,440                |
| <b>Expense SqFt</b>                       | \$6.89                      | \$6.89                     | \$7.30                     | \$8.63                     |
| <b>Net Operating Income</b>               | \$8,075,633                 | \$4,506,570                | \$3,919,095                | \$2,837,021                |
| <b>Full Market Value</b>                  | \$32,923,549                | \$31,061,000               | \$26,615,000               | \$18,857,000               |
| <b>Market Value per SqFt</b>              | \$39.06                     | \$66.09                    | \$56.63                    | \$52.97                    |
| <b>Distance from Condominium in miles</b> |                             | 0.24                       | 0.24                       | 2.14                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07281-7501                | 3-07023-0021               |                            |                            |
| <b>Condominium Section</b>                | 2157-R1                     |                            |                            |                            |
| <b>Address</b>                            | 3080 WEST 1 STREET          | 2838 STILLWELL AVENUE      |                            |                            |
| <b>Neighborhood</b>                       | CONEY ISLAND                | CONEY ISLAND               |                            |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                |                            |                            |
| <b>Total Units</b>                        | 35                          | 41                         |                            |                            |
| <b>Year Built</b>                         | 2007                        | 2005                       |                            |                            |
| <b>Gross SqFt</b>                         | 41,128                      | 37,797                     |                            |                            |
| <b>Estimated Gross Income</b>             | \$722,619                   | \$664,091                  |                            |                            |
| <b>Gross Income per SqFt</b>              | \$17.57                     | \$17.57                    |                            |                            |
| <b>Estimated Expense</b>                  | \$307,226                   | \$282,262                  |                            |                            |
| <b>Expense SqFt</b>                       | \$7.47                      | \$7.47                     |                            |                            |
| <b>Net Operating Income</b>               | \$415,393                   | \$381,829                  |                            |                            |
| <b>Full Market Value</b>                  | \$2,912,000                 | \$2,676,000                |                            |                            |
| <b>Market Value per SqFt</b>              | \$70.80                     | \$70.80                    |                            |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.65                       |                            |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07293-7501         | 3-07372-0037          | 3-07415-0001        |                     |
| Condominium Section                | 0822-R1              |                       |                     |                     |
| Address                            | 1400 AVENUE S        | 2276 HOMECREST AVENUE | 2403 EAST 13 STREET |                     |
| Neighborhood                       | MADISON              | SHEEPSHEAD BAY        | SHEEPSHEAD BAY      |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP            | C1-WALK-UP          |                     |
| Total Units                        | 8                    | 16                    | 12                  |                     |
| Year Built                         | 2001                 | 1947                  | 1975                |                     |
| Gross SqFt                         | 11,504               | 11,800                | 9,000               |                     |
| Estimated Gross Income             | \$195,913            | \$180,489             | \$168,837           |                     |
| Gross Income per SqFt              | \$17.03              | \$15.30               | \$18.76             |                     |
| Estimated Expense                  | \$73,971             | \$67,677              | \$64,020            |                     |
| Expense SqFt                       | \$6.43               | \$5.74                | \$7.11              |                     |
| Net Operating Income               | \$121,942            | \$112,812             | \$104,817           |                     |
| Full Market Value                  | \$847,999            | \$761,000             | \$609,000           |                     |
| Market Value per SqFt              | \$73.71              | \$64.49               | \$67.67             |                     |
| Distance from Condominium in miles |                      | 0.49                  | 0.77                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07298-7501         | 3-07321-0066        |                     |                     |
| Condominium Section                | 1697-R1              |                     |                     |                     |
| Address                            | 2384 OCEAN AVENUE    | 2035 EAST 16 STREET |                     |                     |
| Neighborhood                       | MADISON              | MADISON             |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 10                   | 65                  |                     |                     |
| Year Built                         | 2004                 | 1960                |                     |                     |
| Gross SqFt                         | 9,906                | 46,200              |                     |                     |
| Estimated Gross Income             | \$161,270            | \$752,062           |                     |                     |
| Gross Income per SqFt              | \$16.28              | \$16.28             |                     |                     |
| Estimated Expense                  | \$62,705             | \$292,520           |                     |                     |
| Expense SqFt                       | \$6.33               | \$6.33              |                     |                     |
| Net Operating Income               | \$98,565             | \$459,542           |                     |                     |
| Full Market Value                  | \$677,002            | \$3,157,000         |                     |                     |
| Market Value per SqFt              | \$68.34              | \$68.33             |                     |                     |
| Distance from Condominium in miles |                      | 0.23                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3   |
|------------------------------------|----------------------|---------------------|---------------------|-----------------------|
| Boro-Block-Lot                     | 3-07298-7503         | 3-06820-0075        | 3-07322-0061        | 3-07317-0065          |
| Condominium Section                | 2055-R1              |                     |                     |                       |
| Address                            | 2388 OCEAN AVENUE    | 1829 EAST 14 STREET | 2049 EAST 17 STREET | 2039 HOMECREST AVENUE |
| Neighborhood                       | MADISON              | MADISON             | MADISON             | MADISON               |
| Building Classification            | R4-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          | C1-WALK-UP            |
| Total Units                        | 21                   | 23                  | 16                  | 20                    |
| Year Built                         | 2006                 | 1937                | 1926                | 1927                  |
| Gross SqFt                         | 23,679               | 17,700              | 13,900              | 18,700                |
| Estimated Gross Income             | \$261,179            | \$163,621           | \$226,350           | \$206,291             |
| Gross Income per SqFt              | \$11.03              | \$9.24              | \$16.28             | \$11.03               |
| Estimated Expense                  | \$123,604            | \$90,492            | \$107,076           | \$97,555              |
| Expense SqFt                       | \$5.22               | \$5.11              | \$7.70              | \$5.22                |
| Net Operating Income               | \$137,575            | \$73,129            | \$119,274           | \$108,736             |
| Full Market Value                  | \$2,046,351          | \$352,000           | \$819,000           | \$653,000             |
| Market Value per SqFt              | \$86.42              | \$19.89             | \$58.92             | \$34.92               |
| Distance from Condominium in miles |                      | 0.30                | 0.19                | 0.39                  |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07299-7501         | 3-07321-0066        | 3-06803-0080        | 3-07321-0001        |
| Condominium Section                | 1407-R1              |                     |                     |                     |
| Address                            | 2421 OCEAN AVENUE    | 2035 EAST 16 STREET | 2197 OCEAN AVENUE   | 1600 AVENUE T       |
| Neighborhood                       | MADISON              | MADISON             | MADISON             | MADISON             |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 12                   | 65                  | 35                  | 64                  |
| Year Built                         | 2004                 | 1960                | 1928                | 1961                |
| Gross SqFt                         | 17,388               | 46,200              | 30,000              | 51,348              |
| Estimated Gross Income             | \$247,953            | \$752,062           | \$427,688           | \$726,076           |
| Gross Income per SqFt              | \$14.26              | \$16.28             | \$14.26             | \$14.14             |
| Estimated Expense                  | \$82,419             | \$292,520           | \$142,291           | \$299,111           |
| Expense SqFt                       | \$4.74               | \$6.33              | \$4.74              | \$5.83              |
| Net Operating Income               | \$165,534            | \$459,542           | \$285,397           | \$426,965           |
| Full Market Value                  | \$1,092,998          | \$3,157,000         | \$1,039,000         | \$2,392,000         |
| Market Value per SqFt              | \$62.86              | \$68.33             | \$34.63             | \$46.58             |
| Distance from Condominium in miles |                      | 0.27                | 0.33                | 0.27                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07299-7502                | 3-07321-0066               | 3-06803-0080               | 3-07321-0001               |
| <b>Condominium Section</b>                | 1816-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2381 OCEAN AVENUE           | 2035 EAST 16 STREET        | 2197 OCEAN AVENUE          | 1600 AVENUE T              |
| <b>Neighborhood</b>                       | MADISON                     | MADISON                    | MADISON                    | MADISON                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 22                          | 65                         | 35                         | 64                         |
| <b>Year Built</b>                         | 2006                        | 1960                       | 1928                       | 1961                       |
| <b>Gross SqFt</b>                         | 28,967                      | 46,200                     | 30,000                     | 51,348                     |
| <b>Estimated Gross Income</b>             | \$413,069                   | \$752,062                  | \$427,688                  | \$726,076                  |
| <b>Gross Income per SqFt</b>              | \$14.26                     | \$16.28                    | \$14.26                    | \$14.14                    |
| <b>Estimated Expense</b>                  | \$137,304                   | \$292,520                  | \$142,291                  | \$299,111                  |
| <b>Expense SqFt</b>                       | \$4.74                      | \$6.33                     | \$4.74                     | \$5.83                     |
| <b>Net Operating Income</b>               | \$275,765                   | \$459,542                  | \$285,397                  | \$426,965                  |
| <b>Full Market Value</b>                  | \$1,820,001                 | \$3,157,000                | \$1,039,000                | \$2,392,000                |
| <b>Market Value per SqFt</b>              | \$62.83                     | \$68.33                    | \$34.63                    | \$46.58                    |
| <b>Distance from Condominium in miles</b> |                             | 0.27                       | 0.33                       | 0.27                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07325-7501                | 3-07322-0023               | 3-07354-0036               | 3-06825-0016               |
| <b>Condominium Section</b>                | 1495-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2511 OCEAN AVENUE           | 2044 EAST 18 STREET        | 2113 AVENUE V              | 2282 OCEAN AVENUE          |
| <b>Neighborhood</b>                       | MADISON                     | MADISON                    | SHEEPSHEAD BAY             | MADISON                    |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 25                          | 43                         | 30                         | 36                         |
| <b>Year Built</b>                         | 2005                        | 1963                       | 1932                       | 1938                       |
| <b>Gross SqFt</b>                         | 43,876                      | 31,698                     | 46,200                     | 45,360                     |
| <b>Estimated Gross Income</b>             | \$472,106                   | \$376,431                  | \$438,989                  | \$488,228                  |
| <b>Gross Income per SqFt</b>              | \$10.76                     | \$11.88                    | \$9.50                     | \$10.76                    |
| <b>Estimated Expense</b>                  | \$223,329                   | \$173,753                  | \$239,919                  | \$230,832                  |
| <b>Expense SqFt</b>                       | \$5.09                      | \$5.48                     | \$5.19                     | \$5.09                     |
| <b>Net Operating Income</b>               | \$248,777                   | \$202,678                  | \$199,070                  | \$257,396                  |
| <b>Full Market Value</b>                  | \$1,477,998                 | \$1,254,000                | \$956,000                  | \$1,022,000                |
| <b>Market Value per SqFt</b>              | \$33.69                     | \$39.56                    | \$20.69                    | \$22.53                    |
| <b>Distance from Condominium in miles</b> |                             | 0.17                       | 0.16                       | 0.33                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07325-7502         | 3-07321-0066        |                     |                     |
| Condominium Section                | 1476-R1              |                     |                     |                     |
| Address                            | 2471 OCEAN AVENUE    | 2035 EAST 16 STREET |                     |                     |
| Neighborhood                       | MADISON              | MADISON             |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 7                    | 65                  |                     |                     |
| Year Built                         | 2005                 | 1960                |                     |                     |
| Gross SqFt                         | 12,883               | 46,200              |                     |                     |
| Estimated Gross Income             | \$209,735            | \$752,062           |                     |                     |
| Gross Income per SqFt              | \$16.28              | \$16.28             |                     |                     |
| Estimated Expense                  | \$81,549             | \$292,520           |                     |                     |
| Expense SqFt                       | \$6.33               | \$6.33              |                     |                     |
| Net Operating Income               | \$128,186            | \$459,542           |                     |                     |
| Full Market Value                  | \$880,998            | \$3,157,000         |                     |                     |
| Market Value per SqFt              | \$68.38              | \$68.33             |                     |                     |
| Distance from Condominium in miles |                      | 0.22                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07325-7503         | 3-07321-0066        |                     |                     |
| Condominium Section                | 1569-R1              |                     |                     |                     |
| Address                            | 2475 OCEAN AVENUE    | 2035 EAST 16 STREET |                     |                     |
| Neighborhood                       | MADISON              | MADISON             |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 7                    | 65                  |                     |                     |
| Year Built                         | 2005                 | 1960                |                     |                     |
| Gross SqFt                         | 10,752               | 46,200              |                     |                     |
| Estimated Gross Income             | \$175,043            | \$752,062           |                     |                     |
| Gross Income per SqFt              | \$16.28              | \$16.28             |                     |                     |
| Estimated Expense                  | \$68,060             | \$292,520           |                     |                     |
| Expense SqFt                       | \$6.33               | \$6.33              |                     |                     |
| Net Operating Income               | \$106,983            | \$459,542           |                     |                     |
| Full Market Value                  | \$735,002            | \$3,157,000         |                     |                     |
| Market Value per SqFt              | \$68.36              | \$68.33             |                     |                     |
| Distance from Condominium in miles |                      | 0.22                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07325-7504         | 3-07321-0066        |                     |                     |
| Condominium Section                | 2028-R1              |                     |                     |                     |
| Address                            | 2523 OCEAN AVENUE    | 2035 EAST 16 STREET |                     |                     |
| Neighborhood                       | MADISON              | MADISON             |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         |                     |                     |
| Total Units                        | 15                   | 65                  |                     |                     |
| Year Built                         | 2005                 | 1960                |                     |                     |
| Gross SqFt                         | 17,109               | 46,200              |                     |                     |
| Estimated Gross Income             | \$278,535            | \$752,062           |                     |                     |
| Gross Income per SqFt              | \$16.28              | \$16.28             |                     |                     |
| Estimated Expense                  | \$108,300            | \$292,520           |                     |                     |
| Expense SqFt                       | \$6.33               | \$6.33              |                     |                     |
| Net Operating Income               | \$170,235            | \$459,542           |                     |                     |
| Full Market Value                  | \$1,169,003          | \$3,157,000         |                     |                     |
| Market Value per SqFt              | \$68.33              | \$68.33             |                     |                     |
| Distance from Condominium in miles |                      | 0.22                |                     |                     |

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07344-7501          | 3-07321-0066        | 3-07321-0001        | 3-06803-0080        |
| Condominium Section                | 2420-R1               |                     |                     |                     |
| Address                            | 2126 HOMECREST AVENUE | 2035 EAST 16 STREET | 1600 AVENUE T       | 2197 OCEAN AVENUE   |
| Neighborhood                       | SHEEPSHEAD BAY        | MADISON             | MADISON             | MADISON             |
| Building Classification            | R4-CONDOMINIUM        | D1-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 8                     | 65                  | 64                  | 35                  |
| Year Built                         | 2007                  | 1960                | 1961                | 1928                |
| Gross SqFt                         | 11,778                | 46,200              | 51,348              | 30,000              |
| Estimated Gross Income             | \$167,954             | \$752,062           | \$726,076           | \$427,688           |
| Gross Income per SqFt              | \$14.26               | \$16.28             | \$14.14             | \$14.26             |
| Estimated Expense                  | \$55,828              | \$292,520           | \$299,111           | \$142,291           |
| Expense SqFt                       | \$4.74                | \$6.33              | \$5.83              | \$4.74              |
| Net Operating Income               | \$112,126             | \$459,542           | \$426,965           | \$285,397           |
| Full Market Value                  | \$740,000             | \$3,157,000         | \$2,392,000         | \$1,039,000         |
| Market Value per SqFt              | \$62.83               | \$68.33             | \$46.58             | \$34.63             |
| Distance from Condominium in miles |                       | 0.29                | 0.29                | 0.80                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07353-7501         | 3-08792-0063        | 3-07321-0066        | 3-07378-0078        |
| Condominium Section                | 1846-R1              |                     |                     |                     |
| Address                            | 2569 OCEAN AVENUE    | 2801 EMMONS AVENUE  | 2035 EAST 16 STREET | 2222 EAST 18 STREET |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      | MADISON             | SHEEPSHEAD BAY      |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         | D1-ELEVATOR         | D1-ELEVATOR         |
| Total Units                        | 27                   | 55                  | 65                  | 67                  |
| Year Built                         | 2007                 | 2004                | 1960                | 1963                |
| Gross SqFt                         | 65,764               | 45,054              | 46,200              | 55,674              |
| Estimated Gross Income             | \$1,070,638          | \$1,070,824         | \$752,062           | \$812,528           |
| Gross Income per SqFt              | \$16.28              | \$23.77             | \$16.28             | \$14.59             |
| Estimated Expense                  | \$416,286            | \$241,245           | \$292,520           | \$342,491           |
| Expense SqFt                       | \$6.33               | \$5.35              | \$6.33              | \$6.15              |
| Net Operating Income               | \$654,352            | \$829,579           | \$459,542           | \$470,037           |
| Full Market Value                  | \$4,495,002          | \$5,574,000         | \$3,157,000         | \$2,752,000         |
| Market Value per SqFt              | \$68.35              | \$123.72            | \$68.33             | \$49.43             |
| Distance from Condominium in miles |                      | 1.10                | 0.27                | 0.21                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07404-7502         | 3-08792-0063        | 3-07321-0066        |                     |
| Condominium Section                | 1749-R1              |                     |                     |                     |
| Address                            | 2736 OCEAN AVENUE    | 2801 EMMONS AVENUE  | 2035 EAST 16 STREET |                     |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      | MADISON             |                     |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 14                   | 55                  | 65                  |                     |
| Year Built                         | 2005                 | 2004                | 1960                |                     |
| Gross SqFt                         | 15,196               | 45,054              | 46,200              |                     |
| Estimated Gross Income             | \$304,376            | \$1,070,824         | \$752,062           |                     |
| Gross Income per SqFt              | \$20.03              | \$23.77             | \$16.28             |                     |
| Estimated Expense                  | \$88,745             | \$241,245           | \$292,520           |                     |
| Expense SqFt                       | \$5.84               | \$5.35              | \$6.33              |                     |
| Net Operating Income               | \$215,631            | \$829,579           | \$459,542           |                     |
| Full Market Value                  | \$1,558,001          | \$5,574,000         | \$3,157,000         |                     |
| Market Value per SqFt              | \$102.53             | \$123.72            | \$68.33             |                     |
| Distance from Condominium in miles |                      | 0.84                | 0.49                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07404-7503         | 3-08792-0063        | 3-07321-0066        | 3-08807-0135        |
| Condominium Section                | 1973-R1              |                     |                     |                     |
| Address                            | 2752 OCEAN AVENUE    | 2801 EMMONS AVENUE  | 2035 EAST 16 STREET | 3191 EMMONS AVENUE  |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      | MADISON             | SHEEPSHEAD BAY      |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         | D1-ELEVATOR         | D7-ELEVATOR         |
| Total Units                        | 20                   | 55                  | 65                  | 37                  |
| Year Built                         | 2004                 | 2004                | 1960                | 1961                |
| Gross SqFt                         | 19,032               | 45,054              | 46,200              | 35,285              |
| Estimated Gross Income             | \$309,841            | \$1,070,824         | \$752,062           | \$533,853           |
| Gross Income per SqFt              | \$16.28              | \$23.77             | \$16.28             | \$15.13             |
| Estimated Expense                  | \$120,473            | \$241,245           | \$292,520           | \$264,116           |
| Expense SqFt                       | \$6.33               | \$5.35              | \$6.33              | \$7.49              |
| Net Operating Income               | \$189,368            | \$829,579           | \$459,542           | \$269,737           |
| Full Market Value                  | \$1,301,000          | \$5,574,000         | \$3,157,000         | \$1,814,000         |
| Market Value per SqFt              | \$68.36              | \$123.72            | \$68.33             | \$51.41             |
| Distance from Condominium in miles |                      | 0.84                | 0.49                | 1.13                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-07404-7505         | 3-08792-0063        |                     |                     |
| Condominium Section                | 2843-R1              |                     |                     |                     |
| Address                            | 1917 AVENUE X        | 2801 EMMONS AVENUE  |                     |                     |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         |                     |                     |
| Total Units                        | 10                   | 55                  |                     |                     |
| Year Built                         | 2007                 | 2004                |                     |                     |
| Gross SqFt                         | 8,920                | 45,054              |                     |                     |
| Estimated Gross Income             | \$212,028            | \$1,070,824         |                     |                     |
| Gross Income per SqFt              | \$23.77              | \$23.77             |                     |                     |
| Estimated Expense                  | \$47,722             | \$241,245           |                     |                     |
| Expense SqFt                       | \$5.35               | \$5.35              |                     |                     |
| Net Operating Income               | \$164,306            | \$829,579           |                     |                     |
| Full Market Value                  | \$1,225,996          | \$5,574,000         |                     |                     |
| Market Value per SqFt              | \$137.44             | \$123.72            |                     |                     |
| Distance from Condominium in miles |                      | 0.84                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07405-7501                | 3-07458-0036               | 3-07458-0001               | 3-07457-0046               |
| <b>Condominium Section</b>                | 2184-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2781 OCEAN AVENUE           | 3255 SHORE PARKWAY         | 2611 EAST 13 STREET        | 2685 HOMECREST AVENUE      |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 72                          | 76                         | 64                         | 76                         |
| <b>Year Built</b>                         | 1957                        | 1955                       | 1958                       | 1959                       |
| <b>Gross SqFt</b>                         | 62,370                      | 64,600                     | 61,104                     | 54,678                     |
| <b>Estimated Gross Income</b>             | \$1,054,053                 | \$944,191                  | \$1,032,910                | \$1,032,695                |
| <b>Gross Income per SqFt</b>              | \$16.90                     | \$14.62                    | \$16.90                    | \$18.89                    |
| <b>Estimated Expense</b>                  | \$406,029                   | \$406,503                  | \$397,931                  | \$382,739                  |
| <b>Expense SqFt</b>                       | \$6.51                      | \$6.29                     | \$6.51                     | \$7.00                     |
| <b>Net Operating Income</b>               | \$648,024                   | \$537,688                  | \$634,979                  | \$649,956                  |
| <b>Full Market Value</b>                  | \$4,498,002                 | \$3,239,000                | \$4,407,000                | \$3,582,000                |
| <b>Market Value per SqFt</b>              | \$72.12                     | \$50.14                    | \$72.12                    | \$65.51                    |
| <b>Distance from Condominium in miles</b> |                             | 0.58                       | 0.58                       | 0.61                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07412-7501                | 3-07414-0033               | 3-07216-0038               | 3-07378-0078               |
| <b>Condominium Section</b>                | 0284-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2475 EAST 11 STREET         | 1229 AVENUE Y              | 675 AVENUE Z               | 2222 EAST 18 STREET        |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | OCEAN PARKWAY-SOUTH        | SHEEPSHEAD BAY             |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 62                          | 55                         | 60                         | 67                         |
| <b>Year Built</b>                         | 1961                        | 1962                       | 1951                       | 1963                       |
| <b>Gross SqFt</b>                         | 60,072                      | 46,087                     | 58,570                     | 55,674                     |
| <b>Estimated Gross Income</b>             | \$836,202                   | \$620,501                  | \$815,260                  | \$812,528                  |
| <b>Gross Income per SqFt</b>              | \$13.92                     | \$13.46                    | \$13.92                    | \$14.59                    |
| <b>Estimated Expense</b>                  | \$324,990                   | \$297,920                  | \$317,029                  | \$342,491                  |
| <b>Expense SqFt</b>                       | \$5.41                      | \$6.46                     | \$5.41                     | \$6.15                     |
| <b>Net Operating Income</b>               | \$511,212                   | \$322,581                  | \$498,231                  | \$470,037                  |
| <b>Full Market Value</b>                  | \$3,348,000                 | \$2,024,000                | \$3,234,000                | \$2,752,000                |
| <b>Market Value per SqFt</b>              | \$55.73                     | \$43.92                    | \$55.22                    | \$49.43                    |
| <b>Distance from Condominium in miles</b> |                             | 0.09                       | 0.57                       | 0.49                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07414-7501                | 3-07431-0038               | 3-07372-0037               | 3-07465-0009               |
| <b>Condominium Section</b>                | 0532-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1208 SHEEPSHEAD BAY ROAD    | 1131 AVENUE Z              | 2276 HOMECREST AVENUE      | 2024 JEROME AVENUE         |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 12                          | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 1988                        | 1978                       | 1947                       | 1979                       |
| <b>Gross SqFt</b>                         | 14,100                      | 10,000                     | 11,800                     | 16,280                     |
| <b>Estimated Gross Income</b>             | \$215,730                   | \$148,886                  | \$180,489                  | \$285,328                  |
| <b>Gross Income per SqFt</b>              | \$15.30                     | \$14.89                    | \$15.30                    | \$17.53                    |
| <b>Estimated Expense</b>                  | \$80,934                    | \$71,685                   | \$67,677                   | \$116,073                  |
| <b>Expense SqFt</b>                       | \$5.74                      | \$7.17                     | \$5.74                     | \$7.13                     |
| <b>Net Operating Income</b>               | \$134,796                   | \$77,201                   | \$112,812                  | \$169,255                  |
| <b>Full Market Value</b>                  | \$909,002                   | \$508,000                  | \$761,000                  | \$869,000                  |
| <b>Market Value per SqFt</b>              | \$64.47                     | \$50.80                    | \$64.49                    | \$53.38                    |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       | 0.33                       | 0.53                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07435-7501                | 3-08792-0063               | 3-07457-0046               |                            |
| <b>Condominium Section</b>                | 1160-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2573 EAST 14 STREET         | 2801 EMMONS AVENUE         | 2685 HOMECREST AVENUE      |                            |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D6-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 9                           | 55                         | 76                         |                            |
| <b>Year Built</b>                         | 2004                        | 2004                       | 1959                       |                            |
| <b>Gross SqFt</b>                         | 8,745                       | 45,054                     | 54,678                     |                            |
| <b>Estimated Gross Income</b>             | \$186,531                   | \$1,070,824                | \$1,032,695                |                            |
| <b>Gross Income per SqFt</b>              | \$21.33                     | \$23.77                    | \$18.89                    |                            |
| <b>Estimated Expense</b>                  | \$54,044                    | \$241,245                  | \$382,739                  |                            |
| <b>Expense SqFt</b>                       | \$6.18                      | \$5.35                     | \$7.00                     |                            |
| <b>Net Operating Income</b>               | \$132,487                   | \$829,579                  | \$649,956                  |                            |
| <b>Full Market Value</b>                  | \$970,002                   | \$5,574,000                | \$3,582,000                |                            |
| <b>Market Value per SqFt</b>              | \$110.92                    | \$123.72                   | \$65.51                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.83                       | 0.18                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07437-7503                | 3-08792-0063               | 3-07457-0046               | 3-07458-0001               |
| <b>Condominium Section</b>                | 1862-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2570 EAST 17 STREET         | 2801 EMMONS AVENUE         | 2685 HOMECREST AVENUE      | 2611 EAST 13 STREET        |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D6-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 16                          | 55                         | 76                         | 64                         |
| <b>Year Built</b>                         | 2005                        | 2004                       | 1959                       | 1958                       |
| <b>Gross SqFt</b>                         | 13,078                      | 45,054                     | 54,678                     | 61,104                     |
| <b>Estimated Gross Income</b>             | \$359,628                   | \$1,070,824                | \$1,032,695                | \$1,032,910                |
| <b>Gross Income per SqFt</b>              | \$27.50                     | \$23.77                    | \$18.89                    | \$16.90                    |
| <b>Estimated Expense</b>                  | \$133,266                   | \$241,245                  | \$382,739                  | \$397,931                  |
| <b>Expense SqFt</b>                       | \$10.19                     | \$5.35                     | \$7.00                     | \$6.51                     |
| <b>Net Operating Income</b>               | \$226,362                   | \$829,579                  | \$649,956                  | \$634,979                  |
| <b>Full Market Value</b>                  | \$1,615,004                 | \$5,574,000                | \$3,582,000                | \$4,407,000                |
| <b>Market Value per SqFt</b>              | \$123.49                    | \$123.72                   | \$65.51                    | \$72.12                    |
| <b>Distance from Condominium in miles</b> |                             | 0.75                       | 0.25                       | 0.21                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07440-7501                | 3-07464-0022               | 3-07458-0062               | 3-07458-0036               |
| <b>Condominium Section</b>                | 0014-R2                     |                            |                            |                            |
| <b>Address</b>                            | 2900 OCEAN AVENUE           | 3030 OCEAN AVENUE          | 2625 EAST 13 STREET        | 3255 SHORE PARKWAY         |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 88                          | 86                         | 77                         | 76                         |
| <b>Year Built</b>                         | 1957                        | 1957                       | 1957                       | 1955                       |
| <b>Gross SqFt</b>                         | 75,324                      | 83,160                     | 72,840                     | 64,600                     |
| <b>Estimated Gross Income</b>             | \$1,101,237                 | \$1,105,885                | \$1,070,223                | \$944,191                  |
| <b>Gross Income per SqFt</b>              | \$14.62                     | \$13.30                    | \$14.69                    | \$14.62                    |
| <b>Estimated Expense</b>                  | \$473,788                   | \$453,320                  | \$401,608                  | \$406,503                  |
| <b>Expense SqFt</b>                       | \$6.29                      | \$5.45                     | \$5.51                     | \$6.29                     |
| <b>Net Operating Income</b>               | \$627,449                   | \$652,565                  | \$668,615                  | \$537,688                  |
| <b>Full Market Value</b>                  | \$4,175,006                 | \$3,388,000                | \$4,457,000                | \$3,239,000                |
| <b>Market Value per SqFt</b>              | \$55.43                     | \$40.74                    | \$61.19                    | \$50.14                    |
| <b>Distance from Condominium in miles</b> |                             | 0.17                       | 0.34                       | 0.34                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07460-7501                | 3-08792-0063               | 3-07457-0046               | 3-07458-0001               |
| <b>Condominium Section</b>                | 1722-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2617 EAST 16 STREET         | 2801 EMMONS AVENUE         | 2685 HOMECREST AVENUE      | 2611 EAST 13 STREET        |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D6-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 8                           | 55                         | 76                         | 64                         |
| <b>Year Built</b>                         | 2004                        | 2004                       | 1959                       | 1958                       |
| <b>Gross SqFt</b>                         | 7,495                       | 45,054                     | 54,678                     | 61,104                     |
| <b>Estimated Gross Income</b>             | \$141,581                   | \$1,070,824                | \$1,032,695                | \$1,032,910                |
| <b>Gross Income per SqFt</b>              | \$18.89                     | \$23.77                    | \$18.89                    | \$16.90                    |
| <b>Estimated Expense</b>                  | \$52,465                    | \$241,245                  | \$382,739                  | \$397,931                  |
| <b>Expense SqFt</b>                       | \$7.00                      | \$5.35                     | \$7.00                     | \$6.51                     |
| <b>Net Operating Income</b>               | \$89,116                    | \$829,579                  | \$649,956                  | \$634,979                  |
| <b>Full Market Value</b>                  | \$635,999                   | \$5,574,000                | \$3,582,000                | \$4,407,000                |
| <b>Market Value per SqFt</b>              | \$84.86                     | \$123.72                   | \$65.51                    | \$72.12                    |
| <b>Distance from Condominium in miles</b> |                             | 0.69                       | 0.20                       | 0.15                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07462-7501                | 3-08792-0063               | 3-08709-0014               | 3-07458-0001               |
| <b>Condominium Section</b>                | 1743-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2615 EAST 17 STREET         | 2801 EMMONS AVENUE         | 149 BRIGHTON 11 STREET     | 2611 EAST 13 STREET        |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | BRIGHTON BEACH             | SHEEPSHEAD BAY             |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D6-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 29                          | 55                         | 58                         | 64                         |
| <b>Year Built</b>                         | 2006                        | 2004                       | 1946                       | 1958                       |
| <b>Gross SqFt</b>                         | 32,236                      | 45,054                     | 35,400                     | 61,104                     |
| <b>Estimated Gross Income</b>             | \$544,788                   | \$1,070,824                | \$544,733                  | \$1,032,910                |
| <b>Gross Income per SqFt</b>              | \$16.90                     | \$23.77                    | \$15.39                    | \$16.90                    |
| <b>Estimated Expense</b>                  | \$209,856                   | \$241,245                  | \$256,025                  | \$397,931                  |
| <b>Expense SqFt</b>                       | \$6.51                      | \$5.35                     | \$7.23                     | \$6.51                     |
| <b>Net Operating Income</b>               | \$334,932                   | \$829,579                  | \$288,708                  | \$634,979                  |
| <b>Full Market Value</b>                  | \$2,324,001                 | \$5,574,000                | \$1,951,000                | \$4,407,000                |
| <b>Market Value per SqFt</b>              | \$72.09                     | \$123.72                   | \$55.11                    | \$72.12                    |
| <b>Distance from Condominium in miles</b> |                             | 0.65                       | 0.67                       | 0.21                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07465-7501                | 3-08792-0063               | 3-07458-0001               |                            |
| <b>Condominium Section</b>                | 1442-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2012 JEROME AVENUE          | 2801 EMMONS AVENUE         | 2611 EAST 13 STREET        |                            |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D6-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 12                          | 55                         | 64                         |                            |
| <b>Year Built</b>                         | 2006                        | 2004                       | 1958                       |                            |
| <b>Gross SqFt</b>                         | 25,861                      | 45,054                     | 61,104                     |                            |
| <b>Estimated Gross Income</b>             | \$526,013                   | \$1,070,824                | \$1,032,910                |                            |
| <b>Gross Income per SqFt</b>              | \$20.34                     | \$23.77                    | \$16.90                    |                            |
| <b>Estimated Expense</b>                  | \$153,356                   | \$241,245                  | \$397,931                  |                            |
| <b>Expense SqFt</b>                       | \$5.93                      | \$5.35                     | \$6.51                     |                            |
| <b>Net Operating Income</b>               | \$372,657                   | \$829,579                  | \$634,979                  |                            |
| <b>Full Market Value</b>                  | \$2,700,998                 | \$5,574,000                | \$4,407,000                |                            |
| <b>Market Value per SqFt</b>              | \$104.44                    | \$123.72                   | \$72.12                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.47                       | 0.37                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07580-7501                | 3-07598-0058               | 3-07597-0042               |                            |
| <b>Condominium Section</b>                | 2594-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1010 EAST 35 STREET         | 3402 AVENUE I              | 1682 FLATBUSH AVENUE       |                            |
| <b>Neighborhood</b>                       | FLATBUSH-EAST               | FLATBUSH-EAST              | FLATBUSH-EAST              |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C7-WALK-UP                 | C7-WALK-UP                 |                            |
| <b>Total Units</b>                        | 28                          | 39                         | 14                         |                            |
| <b>Year Built</b>                         | 2008                        | 1926                       | 1930                       |                            |
| <b>Gross SqFt</b>                         | 31,814                      | 34,800                     | 9,320                      |                            |
| <b>Estimated Gross Income</b>             | \$599,376                   | \$507,658                  | \$215,093                  |                            |
| <b>Gross Income per SqFt</b>              | \$18.84                     | \$14.59                    | \$23.08                    |                            |
| <b>Estimated Expense</b>                  | \$203,928                   | \$204,691                  | \$64,620                   |                            |
| <b>Expense SqFt</b>                       | \$6.41                      | \$5.88                     | \$6.93                     |                            |
| <b>Net Operating Income</b>               | \$395,448                   | \$302,967                  | \$150,473                  |                            |
| <b>Full Market Value</b>                  | \$2,820,000                 | \$2,014,000                | \$1,117,000                |                            |
| <b>Market Value per SqFt</b>              | \$88.64                     | \$57.87                    | \$119.85                   |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.10                       | 0.14                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07638-7503                | 3-06748-0016               | 3-07611-0073               |                            |
| <b>Condominium Section</b>                | 1346-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1733 OCEAN AVENUE           | 1806 OCEAN AVENUE          | 2450 NOSTRAND AVENUE       |                            |
| <b>Neighborhood</b>                       | MIDWOOD                     | MIDWOOD                    | MIDWOOD                    |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 15                          | 35                         | 50                         |                            |
| <b>Year Built</b>                         | 2005                        | 1931                       | 1955                       |                            |
| <b>Gross SqFt</b>                         | 24,167                      | 27,084                     | 44,400                     |                            |
| <b>Estimated Gross Income</b>             | \$345,830                   | \$397,568                  | \$618,501                  |                            |
| <b>Gross Income per SqFt</b>              | \$14.31                     | \$14.68                    | \$13.93                    |                            |
| <b>Estimated Expense</b>                  | \$139,685                   | \$163,859                  | \$244,188                  |                            |
| <b>Expense SqFt</b>                       | \$5.78                      | \$6.05                     | \$5.50                     |                            |
| <b>Net Operating Income</b>               | \$206,145                   | \$233,709                  | \$374,313                  |                            |
| <b>Full Market Value</b>                  | \$1,362,000                 | \$1,557,000                | \$2,452,000                |                            |
| <b>Market Value per SqFt</b>              | \$56.36                     | \$57.49                    | \$55.23                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.15                       | 0.56                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-07964-7501                | 3-04755-0039               | 3-04679-0054               | 3-04694-0038               |
| <b>Condominium Section</b>                | 0120-R1                     |                            |                            |                            |
| <b>Address</b>                            | 538 EAST 86 STREET          | 597 EAST 95 STREET         | 289 EAST 53 STREET         | 425 ROCKAWAY PARKWAY       |
| <b>Neighborhood</b>                       | CANARSIE                    | CANARSIE                   | FLATBUSH-EAST              | FLATBUSH-NORTH             |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 18                          | 19                         | 23                         | 27                         |
| <b>Year Built</b>                         | 1900                        | 1931                       | 1931                       | 1925                       |
| <b>Gross SqFt</b>                         | 24,544                      | 18,000                     | 15,660                     | 19,725                     |
| <b>Estimated Gross Income</b>             | \$379,696                   | \$206,122                  | \$316,945                  | \$305,211                  |
| <b>Gross Income per SqFt</b>              | \$15.47                     | \$11.45                    | \$20.24                    | \$15.47                    |
| <b>Estimated Expense</b>                  | \$150,700                   | \$72,695                   | \$111,012                  | \$121,032                  |
| <b>Expense SqFt</b>                       | \$6.14                      | \$4.04                     | \$7.09                     | \$6.14                     |
| <b>Net Operating Income</b>               | \$228,996                   | \$133,427                  | \$205,933                  | \$184,179                  |
| <b>Full Market Value</b>                  | \$1,551,001                 | \$813,000                  | \$970,000                  | \$834,000                  |
| <b>Market Value per SqFt</b>              | \$63.19                     | \$45.17                    | \$61.94                    | \$42.28                    |
| <b>Distance from Condominium in miles</b> |                             | 0.75                       | 1.04                       | 1.05                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-08010-7501         | 3-08302-0075        | 3-08310-0054         | 3-04755-0039        |
| Condominium Section                | 0037-R1              |                     |                      |                     |
| Address                            | 751 EAST 89 STREET   | 9915 SEAVIEW AVENUE | 10515 SEAVIEW AVENUE | 597 EAST 95 STREET  |
| Neighborhood                       | CANARSIE             | CANARSIE            | CANARSIE             | CANARSIE            |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP           | C1-WALK-UP          |
| Total Units                        | 12                   | 12                  | 14                   | 19                  |
| Year Built                         | 1985                 | 1965                | 1961                 | 1931                |
| Gross SqFt                         | 11,402               | 10,854              | 10,187               | 18,000              |
| Estimated Gross Income             | \$149,024            | \$141,849           | \$145,067            | \$206,122           |
| Gross Income per SqFt              | \$13.07              | \$13.07             | \$14.24              | \$11.45             |
| Estimated Expense                  | \$58,150             | \$55,388            | \$53,907             | \$72,695            |
| Expense SqFt                       | \$5.10               | \$5.10              | \$5.29               | \$4.04              |
| Net Operating Income               | \$90,874             | \$86,461            | \$91,160             | \$133,427           |
| Full Market Value                  | \$580,800            | \$463,000           | \$472,000            | \$813,000           |
| Market Value per SqFt              | \$50.94              | \$42.66             | \$46.33              | \$45.17             |
| Distance from Condominium in miles |                      | 1.03                | 1.28                 | 0.90                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08036-7501         | 3-07981-0020        |                     |                     |
| Condominium Section                | 2836-R1              |                     |                     |                     |
| Address                            | 8413 AVENUE K        | 615 EAST 76 STREET  |                     |                     |
| Neighborhood                       | CANARSIE             | CANARSIE            |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR         |                     |                     |
| Total Units                        | 18                   | 40                  |                     |                     |
| Year Built                         | 2009                 | 2007                |                     |                     |
| Gross SqFt                         | 14,096               | 45,400              |                     |                     |
| Estimated Gross Income             | \$296,298            | \$1,158,000         |                     |                     |
| Gross Income per SqFt              | \$21.02              | \$25.51             |                     |                     |
| Estimated Expense                  | \$82,603             | \$322,503           |                     |                     |
| Expense SqFt                       | \$5.86               | \$7.10              |                     |                     |
| Net Operating Income               | \$213,695            | \$835,497           |                     |                     |
| Full Market Value                  | \$1,559,002          | \$6,097,000         |                     |                     |
| Market Value per SqFt              | \$110.60             | \$134.30            |                     |                     |
| Distance from Condominium in miles |                      | 0.58                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08038-7502                | 3-08341-0118               | 3-08341-0100               | 3-08341-0125               |
| <b>Condominium Section</b>                | 1180-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1029 EAST 86 STREET         | 1061 EAST 73 STREET        | 1089 EAST 73 STREET        | 1070 BERGEN AVENUE         |
| <b>Neighborhood</b>                       | CANARSIE                    | BERGEN BEACH               | BERGEN BEACH               | BERGEN BEACH               |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C1-WALK-UP                 | C1-WALK-UP                 |
| <b>Total Units</b>                        | 18                          | 24                         | 24                         | 24                         |
| <b>Year Built</b>                         |                             | 2003                       | 2003                       | 2003                       |
| <b>Gross SqFt</b>                         | 28,308                      | 27,975                     | 27,975                     | 27,975                     |
| <b>Estimated Gross Income</b>             | \$475,857                   | \$470,309                  | \$470,309                  | \$457,554                  |
| <b>Gross Income per SqFt</b>              | \$16.81                     | \$16.81                    | \$16.81                    | \$16.36                    |
| <b>Estimated Expense</b>                  | \$150,882                   | \$149,005                  | \$149,005                  | \$149,591                  |
| <b>Expense SqFt</b>                       | \$5.33                      | \$5.33                     | \$5.33                     | \$5.35                     |
| <b>Net Operating Income</b>               | \$324,975                   | \$321,304                  | \$321,304                  | \$307,963                  |
| <b>Full Market Value</b>                  | \$2,252,004                 | \$2,470,000                | \$2,226,000                | \$2,139,000                |
| <b>Market Value per SqFt</b>              | \$79.55                     | \$88.29                    | \$79.57                    | \$76.46                    |
| <b>Distance from Condominium in miles</b> |                             | 0.78                       | 0.78                       | 0.78                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08237-7501                | 3-08206-0005               | 3-07722-0029               | 3-04718-0036               |
| <b>Condominium Section</b>                | 0144-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1364 EAST 92 STREET         | 1177 EAST 98 STREET        | 885 EAST 38 STREET         | 505 ROCKAWAY PARKWAY       |
| <b>Neighborhood</b>                       | CANARSIE                    | CANARSIE                   | FLATBUSH-EAST              | FLATBUSH-NORTH             |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D7-ELEVATOR                |
| <b>Total Units</b>                        | 36                          | 67                         | 30                         | 59                         |
| <b>Year Built</b>                         | 1900                        | 1964                       | 1929                       | 1931                       |
| <b>Gross SqFt</b>                         | 24,880                      | 59,850                     | 25,200                     | 54,000                     |
| <b>Estimated Gross Income</b>             | \$289,852                   | \$697,208                  | \$303,663                  | \$574,248                  |
| <b>Gross Income per SqFt</b>              | \$11.65                     | \$11.65                    | \$12.05                    | \$10.63                    |
| <b>Estimated Expense</b>                  | \$115,194                   | \$277,026                  | \$158,061                  | \$316,464                  |
| <b>Expense SqFt</b>                       | \$4.63                      | \$4.63                     | \$6.27                     | \$5.86                     |
| <b>Net Operating Income</b>               | \$174,658                   | \$420,182                  | \$145,602                  | \$257,784                  |
| <b>Full Market Value</b>                  | \$1,071,998                 | \$2,288,000                | \$786,000                  | \$1,190,000                |
| <b>Market Value per SqFt</b>              | \$43.09                     | \$38.23                    | \$31.19                    | \$22.04                    |
| <b>Distance from Condominium in miles</b> |                             | 0.48                       | 2.08                       | 1.44                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08295-7501         | 3-03610-0007        | 3-03623-0001        | 3-04755-0039        |
| Condominium Section                | 0272-R1              |                     |                     |                     |
| Address                            | 9204 AVENUE N        | 45 LOTT AVENUE      | 604 BRISTOL STREET  | 597 EAST 95 STREET  |
| Neighborhood                       | CANARSIE             | BROWNSVILLE         | BROWNSVILLE         | CANARSIE            |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C7-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 12                   | 16                  | 24                  | 19                  |
| Year Built                         | 1900                 | 1930                | 1930                | 1931                |
| Gross SqFt                         | 15,795               | 14,378              | 18,180              | 18,000              |
| Estimated Gross Income             | \$166,005            | \$142,587           | \$191,087           | \$206,122           |
| Gross Income per SqFt              | \$10.51              | \$9.92              | \$10.51             | \$11.45             |
| Estimated Expense                  | \$83,082             | \$57,035            | \$95,544            | \$72,695            |
| Expense SqFt                       | \$5.26               | \$3.97              | \$5.26              | \$4.04              |
| Net Operating Income               | \$82,923             | \$85,552            | \$95,543            | \$133,427           |
| Full Market Value                  | \$488,001            | \$494,000           | \$562,000           | \$813,000           |
| Market Value per SqFt              | \$30.90              | \$34.36             | \$30.91             | \$45.17             |
| Distance from Condominium in miles |                      | 2.01                | 1.87                | 1.74                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1  | COMPARABLE RENTAL 2  | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|----------------------|---------------------|
| Boro-Block-Lot                     | 3-08374-7505         | 3-07309-0040         | 3-07308-0032         |                     |
| Condominium Section                | 1775-R1              |                      |                      |                     |
| Address                            | 1930 BERGEN AVENUE   | 3301 NOSTRAND AVENUE | 3280 NOSTRAND AVENUE |                     |
| Neighborhood                       | BERGEN BEACH         | MADISON              | MADISON              |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR          | D1-ELEVATOR          |                     |
| Total Units                        | 208                  | 214                  | 181                  |                     |
| Year Built                         | 2005                 | 1960                 | 1961                 |                     |
| Gross SqFt                         | 247,998              | 178,028              | 186,257              |                     |
| Estimated Gross Income             | \$4,082,047          | \$2,973,536          | \$3,021,222          |                     |
| Gross Income per SqFt              | \$16.46              | \$16.70              | \$16.22              |                     |
| Estimated Expense                  | \$1,780,626          | \$1,304,587          | \$1,306,960          |                     |
| Expense SqFt                       | \$7.18               | \$7.33               | \$7.02               |                     |
| Net Operating Income               | \$2,301,421          | \$1,668,949          | \$1,714,262          |                     |
| Full Market Value                  | \$15,862,970         | \$11,543,000         | \$11,765,000         |                     |
| Market Value per SqFt              | \$63.96              | \$64.84              | \$63.17              |                     |
| Distance from Condominium in miles |                      | 2.28                 | 2.33                 |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08470-7501                | 3-08792-0063               | 3-07981-0020               | 3-07599-0059               |
| <b>Condominium Section</b>                | 1818-R1                     |                            |                            |                            |
| <b>Address</b>                            | 5923 STRICKLAND AVENUE      | 2801 EMMONS AVENUE         | 615 EAST 76 STREET         | 1830 BROOKLYN AVENUE       |
| <b>Neighborhood</b>                       | MILL BASIN                  | SHEEPSHEAD BAY             | CANARSIE                   | FLATBUSH-EAST              |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | D6-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 20                          | 55                         | 40                         | 56                         |
| <b>Year Built</b>                         | 2002                        | 2004                       | 2007                       | 1961                       |
| <b>Gross SqFt</b>                         | 17,219                      | 45,054                     | 45,400                     | 38,140                     |
| <b>Estimated Gross Income</b>             | \$361,943                   | \$1,070,824                | \$1,158,000                | \$615,927                  |
| <b>Gross Income per SqFt</b>              | \$21.02                     | \$23.77                    | \$25.51                    | \$16.15                    |
| <b>Estimated Expense</b>                  | \$100,903                   | \$241,245                  | \$322,503                  | \$262,074                  |
| <b>Expense SqFt</b>                       | \$5.86                      | \$5.35                     | \$7.10                     | \$6.87                     |
| <b>Net Operating Income</b>               | \$261,040                   | \$829,579                  | \$835,497                  | \$353,853                  |
| <b>Full Market Value</b>                  | \$1,905,000                 | \$5,574,000                | \$6,097,000                | \$1,872,000                |
| <b>Market Value per SqFt</b>              | \$110.63                    | \$123.72                   | \$134.30                   | \$49.08                    |
| <b>Distance from Condominium in miles</b> |                             | 2.19                       | 1.74                       | 1.78                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08664-7501                | 3-07023-0021               |                            |                            |
| <b>Condominium Section</b>                | 0920-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2943 BRIGHTON 4 STREET      | 2838 STILLWELL AVENUE      |                            |                            |
| <b>Neighborhood</b>                       | BRIGHTON BEACH              | CONEY ISLAND               |                            |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                |                            |                            |
| <b>Total Units</b>                        | 19                          | 41                         |                            |                            |
| <b>Year Built</b>                         | 2001                        | 2005                       |                            |                            |
| <b>Gross SqFt</b>                         | 18,163                      | 37,797                     |                            |                            |
| <b>Estimated Gross Income</b>             | \$319,124                   | \$664,091                  |                            |                            |
| <b>Gross Income per SqFt</b>              | \$17.57                     | \$17.57                    |                            |                            |
| <b>Estimated Expense</b>                  | \$135,678                   | \$282,262                  |                            |                            |
| <b>Expense SqFt</b>                       | \$7.47                      | \$7.47                     |                            |                            |
| <b>Net Operating Income</b>               | \$183,446                   | \$381,829                  |                            |                            |
| <b>Full Market Value</b>                  | \$1,285,997                 | \$2,676,000                |                            |                            |
| <b>Market Value per SqFt</b>              | \$70.80                     | \$70.80                    |                            |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.98                       |                            |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY   | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|------------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08664-7502           | 3-07023-0021          |                     |                     |
| Condominium Section                | 2006-R1                |                       |                     |                     |
| Address                            | 2955 BRIGHTON 4 STREET | 2838 STILLWELL AVENUE |                     |                     |
| Neighborhood                       | BRIGHTON BEACH         | CONEY ISLAND          |                     |                     |
| Building Classification            | R4-CONDOMINIUM         | D1-ELEVATOR           |                     |                     |
| Total Units                        | 14                     | 41                    |                     |                     |
| Year Built                         | 2006                   | 2005                  |                     |                     |
| Gross SqFt                         | 15,978                 | 37,797                |                     |                     |
| Estimated Gross Income             | \$280,733              | \$664,091             |                     |                     |
| Gross Income per SqFt              | \$17.57                | \$17.57               |                     |                     |
| Estimated Expense                  | \$119,356              | \$282,262             |                     |                     |
| Expense SqFt                       | \$7.47                 | \$7.47                |                     |                     |
| Net Operating Income               | \$161,377              | \$381,829             |                     |                     |
| Full Market Value                  | \$1,130,998            | \$2,676,000           |                     |                     |
| Market Value per SqFt              | \$70.78                | \$70.80               |                     |                     |
| Distance from Condominium in miles |                        | 1.00                  |                     |                     |

|                                    | CONDOMINIUM PROPERTY   | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2    | COMPARABLE RENTAL 3 |
|------------------------------------|------------------------|-----------------------|------------------------|---------------------|
| Boro-Block-Lot                     | 3-08665-7502           | 3-07023-0021          | 3-08709-0014           | 3-07198-0006        |
| Condominium Section                | 1987-R1                |                       |                        |                     |
| Address                            | 2964 BRIGHTON 6 STREET | 2838 STILLWELL AVENUE | 149 BRIGHTON 11 STREET | 410 AVENUE X        |
| Neighborhood                       | BRIGHTON BEACH         | CONEY ISLAND          | BRIGHTON BEACH         | OCEAN PARKWAY-SOUTH |
| Building Classification            | R4-CONDOMINIUM         | D1-ELEVATOR           | D1-ELEVATOR            | D1-ELEVATOR         |
| Total Units                        | 14                     | 41                    | 58                     | 45                  |
| Year Built                         | 2006                   | 2005                  | 1946                   | 1957                |
| Gross SqFt                         | 22,446                 | 37,797                | 35,400                 | 43,974              |
| Estimated Gross Income             | \$345,444              | \$664,091             | \$544,733              | \$656,031           |
| Gross Income per SqFt              | \$15.39                | \$17.57               | \$15.39                | \$14.92             |
| Estimated Expense                  | \$162,285              | \$282,262             | \$256,025              | \$268,210           |
| Expense SqFt                       | \$7.23                 | \$7.47                | \$7.23                 | \$6.10              |
| Net Operating Income               | \$183,159              | \$381,829             | \$288,708              | \$387,821           |
| Full Market Value                  | \$1,238,000            | \$2,676,000           | \$1,951,000            | \$2,597,000         |
| Market Value per SqFt              | \$55.15                | \$70.80               | \$55.11                | \$59.06             |
| Distance from Condominium in miles |                        | 1.03                  | 0.28                   | 0.73                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3    |
|------------------------------------|-----------------------|---------------------|-----------------------|------------------------|
| Boro-Block-Lot                     | 3-08668-7503          | 3-08792-0063        | 3-07023-0021          | 3-08709-0014           |
| Condominium Section                | 1799-R1               |                     |                       |                        |
| Address                            | 727 OCEAN VIEW AVENUE | 2801 EMMONS AVENUE  | 2838 STILLWELL AVENUE | 149 BRIGHTON 11 STREET |
| Neighborhood                       | BRIGHTON BEACH        | SHEEPSHEAD BAY      | CONEY ISLAND          | BRIGHTON BEACH         |
| Building Classification            | R4-CONDOMINIUM        | D6-ELEVATOR         | D1-ELEVATOR           | D1-ELEVATOR            |
| Total Units                        | 15                    | 55                  | 41                    | 58                     |
| Year Built                         | 2005                  | 2004                | 2005                  | 1946                   |
| Gross SqFt                         | 15,752                | 45,054              | 37,797                | 35,400                 |
| Estimated Gross Income             | \$276,763             | \$1,070,824         | \$664,091             | \$544,733              |
| Gross Income per SqFt              | \$17.57               | \$23.77             | \$17.57               | \$15.39                |
| Estimated Expense                  | \$117,667             | \$241,245           | \$282,262             | \$256,025              |
| Expense SqFt                       | \$7.47                | \$5.35              | \$7.47                | \$7.23                 |
| Net Operating Income               | \$159,096             | \$829,579           | \$381,829             | \$288,708              |
| Full Market Value                  | \$1,114,998           | \$5,574,000         | \$2,676,000           | \$1,951,000            |
| Market Value per SqFt              | \$70.78               | \$123.72            | \$70.80               | \$55.11                |
| Distance from Condominium in miles |                       | 1.09                | 1.16                  | 0.20                   |

|                                    | CONDOMINIUM PROPERTY     | COMPARABLE RENTAL 1   | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|--------------------------|-----------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08668-7504             | 3-07023-0021          | 3-08792-0063        |                     |
| Condominium Section                | 2540-R1                  |                       |                     |                     |
| Address                            | 3064 CONEY ISLAND AVENUE | 2838 STILLWELL AVENUE | 2801 EMMONS AVENUE  |                     |
| Neighborhood                       | BRIGHTON BEACH           | CONEY ISLAND          | SHEEPSHEAD BAY      |                     |
| Building Classification            | R4-CONDOMINIUM           | D1-ELEVATOR           | D6-ELEVATOR         |                     |
| Total Units                        | 16                       | 41                    | 55                  |                     |
| Year Built                         | 2008                     | 2005                  | 2004                |                     |
| Gross SqFt                         | 16,542                   | 37,797                | 45,054              |                     |
| Estimated Gross Income             | \$341,923                | \$664,091             | \$1,070,824         |                     |
| Gross Income per SqFt              | \$20.67                  | \$17.57               | \$23.77             |                     |
| Estimated Expense                  | \$106,034                | \$282,262             | \$241,245           |                     |
| Expense SqFt                       | \$6.41                   | \$7.47                | \$5.35              |                     |
| Net Operating Income               | \$235,889                | \$381,829             | \$829,579           |                     |
| Full Market Value                  | \$1,716,002              | \$2,676,000           | \$5,574,000         |                     |
| Market Value per SqFt              | \$103.74                 | \$70.80               | \$123.72            |                     |
| Distance from Condominium in miles |                          | 1.16                  | 1.09                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08669-7501          | 3-07415-0001        | 3-07467-0013        |                     |
| Condominium Section                | 1573-R1               |                     |                     |                     |
| Address                            | 120 OCEAN VIEW AVENUE | 2403 EAST 13 STREET | 2654 EAST 23 STREET |                     |
| Neighborhood                       | BRIGHTON BEACH        | SHEEPSHEAD BAY      | SHEEPSHEAD BAY      |                     |
| Building Classification            | R2-CONDOMINIUM        | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 10                    | 12                  | 16                  |                     |
| Year Built                         | 2004                  | 1975                | 1982                |                     |
| Gross SqFt                         | 10,951                | 9,000               | 10,248              |                     |
| Estimated Gross Income             | \$207,740             | \$168,837           | \$196,483           |                     |
| Gross Income per SqFt              | \$18.97               | \$18.76             | \$19.17             |                     |
| Estimated Expense                  | \$79,614              | \$64,020            | \$76,186            |                     |
| Expense SqFt                       | \$7.27                | \$7.11              | \$7.43              |                     |
| Net Operating Income               | \$128,126             | \$104,817           | \$120,297           |                     |
| Full Market Value                  | \$915,001             | \$609,000           | \$642,000           |                     |
| Market Value per SqFt              | \$83.55               | \$67.67             | \$62.65             |                     |
| Distance from Condominium in miles |                       | 1.11                | 1.29                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08669-7502         | 3-07467-0013        | 3-07415-0001        |                     |
| Condominium Section                | 1624-R1              |                     |                     |                     |
| Address                            | 93 WYCKOFF AVENUE    | 2654 EAST 23 STREET | 2403 EAST 13 STREET |                     |
| Neighborhood                       | BRIGHTON BEACH       | SHEEPSHEAD BAY      | SHEEPSHEAD BAY      |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          | C1-WALK-UP          |                     |
| Total Units                        | 9                    | 16                  | 12                  |                     |
| Year Built                         | 2005                 | 1982                | 1975                |                     |
| Gross SqFt                         | 11,948               | 10,248              | 9,000               |                     |
| Estimated Gross Income             | \$226,654            | \$196,483           | \$168,837           |                     |
| Gross Income per SqFt              | \$18.97              | \$19.17             | \$18.76             |                     |
| Estimated Expense                  | \$86,862             | \$76,186            | \$64,020            |                     |
| Expense SqFt                       | \$7.27               | \$7.43              | \$7.11              |                     |
| Net Operating Income               | \$139,792            | \$120,297           | \$104,817           |                     |
| Full Market Value                  | \$998,997            | \$642,000           | \$609,000           |                     |
| Market Value per SqFt              | \$83.61              | \$62.65             | \$67.67             |                     |
| Distance from Condominium in miles |                      | 1.29                | 1.11                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1      | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|--------------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08678-7501          | 3-08668-0830             | 3-07467-0013        | 3-07415-0001        |
| Condominium Section                | 1581-R1               |                          |                     |                     |
| Address                            | 728 OCEAN VIEW AVENUE | 3076 CONEY ISLAND AVENUE | 2654 EAST 23 STREET | 2403 EAST 13 STREET |
| Neighborhood                       | BRIGHTON BEACH        | BRIGHTON BEACH           | SHEEPSHEAD BAY      | SHEEPSHEAD BAY      |
| Building Classification            | R2-CONDOMINIUM        | C7-WALK-UP               | C1-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 12                    | 24                       | 16                  | 12                  |
| Year Built                         | 2004                  | 1931                     | 1982                | 1975                |
| Gross SqFt                         | 16,777                | 21,000                   | 10,248              | 9,000               |
| Estimated Gross Income             | \$321,615             | \$442,313                | \$196,483           | \$168,837           |
| Gross Income per SqFt              | \$19.17               | \$21.06                  | \$19.17             | \$18.76             |
| Estimated Expense                  | \$124,653             | \$247,695                | \$76,186            | \$64,020            |
| Expense SqFt                       | \$7.43                | \$11.80                  | \$7.43              | \$7.11              |
| Net Operating Income               | \$196,962             | \$194,618                | \$120,297           | \$104,817           |
| Full Market Value                  | \$1,410,003           | \$1,421,000              | \$642,000           | \$609,000           |
| Market Value per SqFt              | \$84.04               | \$67.67                  | \$62.65             | \$67.67             |
| Distance from Condominium in miles |                       | 0.16                     | 0.92                | 0.86                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08679-7501         | 3-07234-0100        | 3-07011-0011        |                     |
| Condominium Section                | 0141-R1              |                     |                     |                     |
| Address                            | 3111 OCEAN PARKWAY   | 2611 WEST 2 STREET  | 2828 WEST 28 STREET |                     |
| Neighborhood                       | BRIGHTON BEACH       | OCEAN PARKWAY-SOUTH | CONEY ISLAND        |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 116                  | 120                 | 122                 |                     |
| Year Built                         | 1988                 | 1949                | 1972                |                     |
| Gross SqFt                         | 121,107              | 97,440              | 102,000             |                     |
| Estimated Gross Income             | \$2,247,746          | \$1,630,521         | \$2,079,877         |                     |
| Gross Income per SqFt              | \$18.56              | \$16.73             | \$20.39             |                     |
| Estimated Expense                  | \$892,559            | \$613,460           | \$861,233           |                     |
| Expense SqFt                       | \$7.37               | \$6.30              | \$8.44              |                     |
| Net Operating Income               | \$1,355,187          | \$1,017,061         | \$1,218,644         |                     |
| Full Market Value                  | \$9,628,994          | \$7,039,000         | \$7,717,000         |                     |
| Market Value per SqFt              | \$79.51              | \$72.24             | \$75.66             |                     |
| Distance from Condominium in miles |                      | 0.66                | 1.43                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY   | COMPARABLE RENTAL 1    | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|------------------------|------------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08690-7501           | 3-08683-0075           | 3-08684-0062        |                     |
| Condominium Section                | 0380-R1                |                        |                     |                     |
| Address                            | 3145 BRIGHTON 4 STREET | 3100 BRIGHTON 2 STREET | 201 BRIGHTON 1 ROAD |                     |
| Neighborhood                       | BRIGHTON BEACH         | BRIGHTON BEACH         | BRIGHTON BEACH      |                     |
| Building Classification            | R9-CONDOMINIUM         | D1-ELEVATOR            | D1-ELEVATOR         |                     |
| Total Units                        | 97                     | 104                    | 108                 |                     |
| Year Built                         | 1929                   | 1928                   | 1954                |                     |
| Gross SqFt                         | 98,694                 | 101,100                | 111,912             |                     |
| Estimated Gross Income             | \$1,353,095            | \$1,430,114            | \$1,484,323         |                     |
| Gross Income per SqFt              | \$13.71                | \$14.15                | \$13.26             |                     |
| Estimated Expense                  | \$644,472              | \$644,676              | \$747,812           |                     |
| Expense SqFt                       | \$6.53                 | \$6.38                 | \$6.68              |                     |
| Net Operating Income               | \$708,623              | \$785,438              | \$736,511           |                     |
| Full Market Value                  | \$4,618,000            | \$5,171,000            | \$4,744,000         |                     |
| Market Value per SqFt              | \$46.79                | \$51.15                | \$42.39             |                     |
| Distance from Condominium in miles |                        | 0.18                   | 0.20                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08710-7501         | 3-04168-0012        | 3-06623-0039        | 3-01205-0001        |
| Condominium Section                | 2673-R1              |                     |                     |                     |
| Address                            | 10 SHORE BOULEVARD   | 130 GLEN STREET     | 1684 WEST 8 STREET  | 607 FRANKLIN AVENUE |
| Neighborhood                       | SHEEPSHEAD BAY       | EAST NEW YORK       | GRAVESEND           | CROWN HEIGHTS       |
| Building Classification            | R4-CONDOMINIUM       | C1-WALK-UP          | C7-WALK-UP          | C7-WALK-UP          |
| Total Units                        | 141                  | 23                  | 25                  | 13                  |
| Year Built                         | 1938                 | 1927                | 1928                | 1910                |
| Gross SqFt                         | 194,458              | 18,000              | 19,976              | 11,760              |
| Estimated Gross Income             | \$2,368,938          | \$216,378           | \$280,319           | \$136,638           |
| Gross Income per SqFt              | \$12.18              | \$12.02             | \$14.03             | \$11.62             |
| Estimated Expense                  | \$1,208,119          | \$110,353           | \$134,553           | \$69,662            |
| Expense SqFt                       | \$6.21               | \$6.13              | \$6.74              | \$5.92              |
| Net Operating Income               | \$1,160,819          | \$106,025           | \$145,766           | \$66,976            |
| Full Market Value                  | \$6,708,000          | \$678,000           | \$752,000           | \$311,000           |
| Market Value per SqFt              | \$34.50              | \$37.67             | \$37.65             | \$26.45             |
| Distance from Condominium in miles |                      | 8.11                | 2.19                | 6.57                |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1    | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3    |
|------------------------------------|----------------------|------------------------|---------------------|------------------------|
| Boro-Block-Lot                     | 3-08713-7501         | 3-08709-0100           | 3-08771-0101        | 3-08689-0015           |
| Condominium Section                | 0356-R1              |                        |                     |                        |
| Address                            | 2 WEST END AVENUE    | 125 BRIGHTON 11 STREET | 2775 EAST 16 STREET | 3091 BRIGHTON 5 STREET |
| Neighborhood                       | BRIGHTON BEACH       | BRIGHTON BEACH         | SHEEPSHEAD BAY      | BRIGHTON BEACH         |
| Building Classification            | R9-CONDOMINIUM       | D1-ELEVATOR            | D1-ELEVATOR         | D1-ELEVATOR            |
| Total Units                        | 122                  | 112                    | 91                  | 94                     |
| Year Built                         |                      | 1931                   | 1942                | 1929                   |
| Gross SqFt                         | 106,627              | 117,600                | 96,828              | 99,000                 |
| Estimated Gross Income             | \$1,122,782          | \$1,274,139            | \$1,019,467         | \$1,025,418            |
| Gross Income per SqFt              | \$10.53              | \$10.83                | \$10.53             | \$10.36                |
| Estimated Expense                  | \$594,979            | \$511,421              | \$540,031           | \$528,702              |
| Expense SqFt                       | \$5.58               | \$4.35                 | \$5.58              | \$5.34                 |
| Net Operating Income               | \$527,803            | \$762,718              | \$479,436           | \$496,716              |
| Full Market Value                  | \$3,106,000          | \$3,485,000            | \$2,819,000         | \$2,902,000            |
| Market Value per SqFt              | \$29.13              | \$29.63                | \$29.11             | \$29.31                |
| Distance from Condominium in miles |                      | 0.20                   | 0.27                | 0.48                   |

|                                    | CONDOMINIUM PROPERTY       | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------------|---------------------|-----------------------|---------------------|
| Boro-Block-Lot                     | 3-08717-7501               | 3-08771-0101        | 3-08692-0083          |                     |
| Condominium Section                | 0355-R1                    |                     |                       |                     |
| Address                            | 1151 BRIGHTON BEACH AVENUE | 2775 EAST 16 STREET | 711 BRIGHTWATER COURT |                     |
| Neighborhood                       | BRIGHTON BEACH             | SHEEPSHEAD BAY      | BRIGHTON BEACH        |                     |
| Building Classification            | R9-CONDOMINIUM             | D1-ELEVATOR         | D1-ELEVATOR           |                     |
| Total Units                        | 83                         | 91                  | 55                    |                     |
| Year Built                         | 1937                       | 1942                | 1935                  |                     |
| Gross SqFt                         | 61,980                     | 96,828              | 58,000                |                     |
| Estimated Gross Income             | \$662,566                  | \$1,019,467         | \$628,692             |                     |
| Gross Income per SqFt              | \$10.69                    | \$10.53             | \$10.84               |                     |
| Estimated Expense                  | \$323,536                  | \$540,031           | \$282,041             |                     |
| Expense SqFt                       | \$5.22                     | \$5.58              | \$4.86                |                     |
| Net Operating Income               | \$339,030                  | \$479,436           | \$346,651             |                     |
| Full Market Value                  | \$2,008,000                | \$2,819,000         | \$2,065,000           |                     |
| Market Value per SqFt              | \$32.40                    | \$29.11             | \$35.60               |                     |
| Distance from Condominium in miles |                            | 0.42                | 0.28                  |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08719-7501                | 3-08792-0063               |                            |                            |
| <b>Condominium Section</b>                | 2300-R1                     |                            |                            |                            |
| <b>Address</b>                            | 134 WEST END AVENUE         | 2801 EMMONS AVENUE         |                            |                            |
| <b>Neighborhood</b>                       | BRIGHTON BEACH              | SHEEPSHEAD BAY             |                            |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D6-ELEVATOR                |                            |                            |
| <b>Total Units</b>                        | 9                           | 55                         |                            |                            |
| <b>Year Built</b>                         | 2008                        | 2004                       |                            |                            |
| <b>Gross SqFt</b>                         | 9,665                       | 45,054                     |                            |                            |
| <b>Estimated Gross Income</b>             | \$229,737                   | \$1,070,824                |                            |                            |
| <b>Gross Income per SqFt</b>              | \$23.77                     | \$23.77                    |                            |                            |
| <b>Estimated Expense</b>                  | \$51,708                    | \$241,245                  |                            |                            |
| <b>Expense SqFt</b>                       | \$5.35                      | \$5.35                     |                            |                            |
| <b>Net Operating Income</b>               | \$178,029                   | \$829,579                  |                            |                            |
| <b>Full Market Value</b>                  | \$1,327,998                 | \$5,574,000                |                            |                            |
| <b>Market Value per SqFt</b>              | \$137.40                    | \$123.72                   |                            |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.83                       |                            |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08720-7501                | 3-08716-0064               |                            |                            |
| <b>Condominium Section</b>                | 0792-R1                     |                            |                            |                            |
| <b>Address</b>                            | 150 OCEANA DRIVE            | 3085 BRIGHTON 13 STREET    |                            |                            |
| <b>Neighborhood</b>                       | BRIGHTON BEACH              | BRIGHTON BEACH             |                            |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D7-ELEVATOR                |                            |                            |
| <b>Total Units</b>                        | 102                         | 77                         |                            |                            |
| <b>Year Built</b>                         | 2000                        | 1926                       |                            |                            |
| <b>Gross SqFt</b>                         | 74,256                      | 67,000                     |                            |                            |
| <b>Estimated Gross Income</b>             | \$1,939,567                 | \$1,402,205                |                            |                            |
| <b>Gross Income per SqFt</b>              | \$26.12                     | \$20.93                    |                            |                            |
| <b>Estimated Expense</b>                  | \$833,152                   | \$555,665                  |                            |                            |
| <b>Expense SqFt</b>                       | \$11.22                     | \$8.29                     |                            |                            |
| <b>Net Operating Income</b>               | \$1,106,415                 | \$846,540                  |                            |                            |
| <b>Full Market Value</b>                  | \$8,352,996                 | \$6,170,000                |                            |                            |
| <b>Market Value per SqFt</b>              | \$112.49                    | \$92.09                    |                            |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       |                            |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08720-7502         | 3-08792-0063        |                     |                     |
| Condominium Section                | 0804-R1              |                     |                     |                     |
| Address                            | 120 OCEANA DRIVE     | 2801 EMMONS AVENUE  |                     |                     |
| Neighborhood                       | BRIGHTON BEACH       | SHEEPSHEAD BAY      |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         |                     |                     |
| Total Units                        | 50                   | 55                  |                     |                     |
| Year Built                         | 2000                 | 2004                |                     |                     |
| Gross SqFt                         | 66,185               | 45,054              |                     |                     |
| Estimated Gross Income             | \$1,573,217          | \$1,070,824         |                     |                     |
| Gross Income per SqFt              | \$23.77              | \$23.77             |                     |                     |
| Estimated Expense                  | \$354,090            | \$241,245           |                     |                     |
| Expense SqFt                       | \$5.35               | \$5.35              |                     |                     |
| Net Operating Income               | \$1,219,127          | \$829,579           |                     |                     |
| Full Market Value                  | \$9,087,998          | \$5,574,000         |                     |                     |
| Market Value per SqFt              | \$137.31             | \$123.72            |                     |                     |
| Distance from Condominium in miles |                      | 1.07                |                     |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08720-7502         | 3-08792-0063        |                     |                     |
| Condominium Section                | 0804-R2              |                     |                     |                     |
| Address                            | 130 OCEANA DRIVE     | 2801 EMMONS AVENUE  |                     |                     |
| Neighborhood                       | BRIGHTON BEACH       | SHEEPSHEAD BAY      |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         |                     |                     |
| Total Units                        | 50                   | 55                  |                     |                     |
| Year Built                         | 2000                 | 2004                |                     |                     |
| Gross SqFt                         | 72,043               | 45,054              |                     |                     |
| Estimated Gross Income             | \$1,712,462          | \$1,070,824         |                     |                     |
| Gross Income per SqFt              | \$23.77              | \$23.77             |                     |                     |
| Estimated Expense                  | \$385,430            | \$241,245           |                     |                     |
| Expense SqFt                       | \$5.35               | \$5.35              |                     |                     |
| Net Operating Income               | \$1,327,032          | \$829,579           |                     |                     |
| Full Market Value                  | \$8,968,998          | \$5,574,000         |                     |                     |
| Market Value per SqFt              | \$124.50             | \$123.72            |                     |                     |
| Distance from Condominium in miles |                      | 1.07                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08720-7503                | 3-08723-0410               | 3-08716-0064               | 3-08665-0547               |
| <b>Condominium Section</b>                | 0833-R1                     |                            |                            |                            |
| <b>Address</b>                            | 60 OCEANA DRIVE             | 1511 CORBIN PLACE          | 3085 BRIGHTON 13 STREET    | 2911 BRIGHTON 5 STREET     |
| <b>Neighborhood</b>                       | BRIGHTON BEACH              | BRIGHTON BEACH             | BRIGHTON BEACH             | BRIGHTON BEACH             |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 68                          | 132                        | 77                         | 106                        |
| <b>Year Built</b>                         | 2001                        | 1951                       | 1926                       | 1963                       |
| <b>Gross SqFt</b>                         | 148,512                     | 109,832                    | 67,000                     | 100,300                    |
| <b>Estimated Gross Income</b>             | \$3,108,356                 | \$2,751,189                | \$1,402,205                | \$1,464,337                |
| <b>Gross Income per SqFt</b>              | \$20.93                     | \$25.05                    | \$20.93                    | \$14.60                    |
| <b>Estimated Expense</b>                  | \$1,231,164                 | \$1,166,473                | \$555,665                  | \$597,259                  |
| <b>Expense SqFt</b>                       | \$8.29                      | \$10.62                    | \$8.29                     | \$5.95                     |
| <b>Net Operating Income</b>               | \$1,877,192                 | \$1,584,716                | \$846,540                  | \$867,078                  |
| <b>Full Market Value</b>                  | \$13,685,002                | \$11,910,000               | \$6,170,000                | \$4,832,000                |
| <b>Market Value per SqFt</b>              | \$92.15                     | \$108.44                   | \$92.09                    | \$48.18                    |
| <b>Distance from Condominium in miles</b> |                             | 0.21                       | 0.16                       | 0.38                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08720-7504                | 3-08723-0410               | 3-07458-0062               |                            |
| <b>Condominium Section</b>                | 0961-R1                     |                            |                            |                            |
| <b>Address</b>                            | 40 OCEANA DRIVE             | 1511 CORBIN PLACE          | 2625 EAST 13 STREET        |                            |
| <b>Neighborhood</b>                       | BRIGHTON BEACH              | BRIGHTON BEACH             | SHEEPSHEAD BAY             |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 75                          | 132                        | 77                         |                            |
| <b>Year Built</b>                         | 2001                        | 1951                       | 1957                       |                            |
| <b>Gross SqFt</b>                         | 146,439                     | 109,832                    | 72,840                     |                            |
| <b>Estimated Gross Income</b>             | \$2,909,743                 | \$2,751,189                | \$1,070,223                |                            |
| <b>Gross Income per SqFt</b>              | \$19.87                     | \$25.05                    | \$14.69                    |                            |
| <b>Estimated Expense</b>                  | \$1,181,763                 | \$1,166,473                | \$401,608                  |                            |
| <b>Expense SqFt</b>                       | \$8.07                      | \$10.62                    | \$5.51                     |                            |
| <b>Net Operating Income</b>               | \$1,727,980                 | \$1,584,716                | \$668,615                  |                            |
| <b>Full Market Value</b>                  | \$12,463,003                | \$11,910,000               | \$4,457,000                |                            |
| <b>Market Value per SqFt</b>              | \$85.11                     | \$108.44                   | \$61.19                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.21                       | 0.68                       |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2    | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|------------------------|---------------------|
| Boro-Block-Lot                     | 3-08720-7506         | 3-08792-0063        | 3-08709-0014           |                     |
| Condominium Section                | 1057-R1              |                     |                        |                     |
| Address                            | 70 OCEANA DRIVE WEST | 2801 EMMONS AVENUE  | 149 BRIGHTON 11 STREET |                     |
| Neighborhood                       | BRIGHTON BEACH       | SHEEPSHEAD BAY      | BRIGHTON BEACH         |                     |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         | D1-ELEVATOR            |                     |
| Total Units                        | 48                   | 55                  | 58                     |                     |
| Year Built                         | 2002                 | 2004                | 1946                   |                     |
| Gross SqFt                         | 65,182               | 45,054              | 35,400                 |                     |
| Estimated Gross Income             | \$1,276,264          | \$1,070,824         | \$544,733              |                     |
| Gross Income per SqFt              | \$19.58              | \$23.77             | \$15.39                |                     |
| Estimated Expense                  | \$409,995            | \$241,245           | \$256,025              |                     |
| Expense SqFt                       | \$6.29               | \$5.35              | \$7.23                 |                     |
| Net Operating Income               | \$866,269            | \$829,579           | \$288,708              |                     |
| Full Market Value                  | \$6,230,006          | \$5,574,000         | \$1,951,000            |                     |
| Market Value per SqFt              | \$95.58              | \$123.72            | \$55.11                |                     |
| Distance from Condominium in miles |                      | 1.07                | 0.16                   |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1     | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-------------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08720-7507         | 3-08716-0064            |                     |                     |
| Condominium Section                | 1082-R1              |                         |                     |                     |
| Address                            | 45 OCEANA DRIVE      | 3085 BRIGHTON 13 STREET |                     |                     |
| Neighborhood                       | BRIGHTON BEACH       | BRIGHTON BEACH          |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR             |                     |                     |
| Total Units                        | 71                   | 77                      |                     |                     |
| Year Built                         | 2003                 | 1926                    |                     |                     |
| Gross SqFt                         | 96,838               | 67,000                  |                     |                     |
| Estimated Gross Income             | \$2,026,819          | \$1,402,205             |                     |                     |
| Gross Income per SqFt              | \$20.93              | \$20.93                 |                     |                     |
| Estimated Expense                  | \$802,787            | \$555,665               |                     |                     |
| Expense SqFt                       | \$8.29               | \$8.29                  |                     |                     |
| Net Operating Income               | \$1,224,032          | \$846,540               |                     |                     |
| Full Market Value                  | \$8,922,998          | \$6,170,000             |                     |                     |
| Market Value per SqFt              | \$92.14              | \$92.09                 |                     |                     |
| Distance from Condominium in miles |                      | 0.16                    |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08720-7509          | 3-08723-0410        | 3-06825-0037        |                     |
| Condominium Section                | 1319-R1               |                     |                     |                     |
| Address                            | 125 OCEANA DRIVE EAST | 1511 CORBIN PLACE   | 2350 OCEAN AVENUE   |                     |
| Neighborhood                       | BRIGHTON BEACH        | BRIGHTON BEACH      | MADISON             |                     |
| Building Classification            | R4-CONDOMINIUM        | D1-ELEVATOR         | D3-ELEVATOR         |                     |
| Total Units                        | 108                   | 132                 | 110                 |                     |
| Year Built                         | 2005                  | 1951                | 1974                |                     |
| Gross SqFt                         | 152,181               | 109,832             | 130,842             |                     |
| Estimated Gross Income             | \$3,265,804           | \$2,751,189         | \$2,338,574         |                     |
| Gross Income per SqFt              | \$21.46               | \$25.05             | \$17.87             |                     |
| Estimated Expense                  | \$1,398,543           | \$1,166,473         | \$1,015,139         |                     |
| Expense SqFt                       | \$9.19                | \$10.62             | \$7.76              |                     |
| Net Operating Income               | \$1,867,261           | \$1,584,716         | \$1,323,435         |                     |
| Full Market Value                  | \$13,683,999          | \$11,910,000        | \$9,178,000         |                     |
| Market Value per SqFt              | \$89.92               | \$108.44            | \$70.15             |                     |
| Distance from Condominium in miles |                       | 0.21                | 1.96                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1     | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-------------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08720-7510         | 3-08716-0064            |                     |                     |
| Condominium Section                | 1875-R2              |                         |                     |                     |
| Address                            | 55 OCEANA DRIVE EAST | 3085 BRIGHTON 13 STREET |                     |                     |
| Neighborhood                       | BRIGHTON BEACH       | BRIGHTON BEACH          |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR             |                     |                     |
| Total Units                        | 68                   | 77                      |                     |                     |
| Year Built                         | 2007                 | 1926                    |                     |                     |
| Gross SqFt                         | 89,641               | 67,000                  |                     |                     |
| Estimated Gross Income             | \$1,876,186          | \$1,402,205             |                     |                     |
| Gross Income per SqFt              | \$20.93              | \$20.93                 |                     |                     |
| Estimated Expense                  | \$743,124            | \$555,665               |                     |                     |
| Expense SqFt                       | \$8.29               | \$8.29                  |                     |                     |
| Net Operating Income               | \$1,133,062          | \$846,540               |                     |                     |
| Full Market Value                  | \$8,259,997          | \$6,170,000             |                     |                     |
| Market Value per SqFt              | \$92.15              | \$92.09                 |                     |                     |
| Distance from Condominium in miles |                      | 0.16                    |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY  | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08720-7512          | 3-08723-0410        | 3-06825-0037        |                     |
| Condominium Section                | 1154-R1               |                     |                     |                     |
| Address                            | 105 OCEANA DRIVE EAST | 1511 CORBIN PLACE   | 2350 OCEAN AVENUE   |                     |
| Neighborhood                       | BRIGHTON BEACH        | BRIGHTON BEACH      | MADISON             |                     |
| Building Classification            | R4-CONDOMINIUM        | D1-ELEVATOR         | D3-ELEVATOR         |                     |
| Total Units                        | 112                   | 132                 | 110                 |                     |
| Year Built                         | 2002                  | 1951                | 1974                |                     |
| Gross SqFt                         | 151,508               | 109,832             | 130,842             |                     |
| Estimated Gross Income             | \$3,251,362           | \$2,751,189         | \$2,338,574         |                     |
| Gross Income per SqFt              | \$21.46               | \$25.05             | \$17.87             |                     |
| Estimated Expense                  | \$1,392,359           | \$1,166,473         | \$1,015,139         |                     |
| Expense SqFt                       | \$9.19                | \$10.62             | \$7.76              |                     |
| Net Operating Income               | \$1,859,003           | \$1,584,716         | \$1,323,435         |                     |
| Full Market Value                  | \$13,623,003          | \$11,910,000        | \$9,178,000         |                     |
| Market Value per SqFt              | \$89.92               | \$108.44            | \$70.15             |                     |
| Distance from Condominium in miles |                       | 0.21                | 1.96                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1     | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|-------------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08720-7514         | 3-08716-0064            |                     |                     |
| Condominium Section                | 1249-R1              |                         |                     |                     |
| Address                            | 65 OCEANA DRIVE EAST | 3085 BRIGHTON 13 STREET |                     |                     |
| Neighborhood                       | BRIGHTON BEACH       | BRIGHTON BEACH          |                     |                     |
| Building Classification            | R4-CONDOMINIUM       | D7-ELEVATOR             |                     |                     |
| Total Units                        | 63                   | 77                      |                     |                     |
| Year Built                         | 2004                 | 1926                    |                     |                     |
| Gross SqFt                         | 106,063              | 67,000                  |                     |                     |
| Estimated Gross Income             | \$2,219,899          | \$1,402,205             |                     |                     |
| Gross Income per SqFt              | \$20.93              | \$20.93                 |                     |                     |
| Estimated Expense                  | \$879,262            | \$555,665               |                     |                     |
| Expense SqFt                       | \$8.29               | \$8.29                  |                     |                     |
| Net Operating Income               | \$1,340,637          | \$846,540               |                     |                     |
| Full Market Value                  | \$9,773,998          | \$6,170,000             |                     |                     |
| Market Value per SqFt              | \$92.15              | \$92.09                 |                     |                     |
| Distance from Condominium in miles |                      | 0.16                    |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08723-7501                | 3-08709-0100               | 3-07260-0045               | 3-08771-0101               |
| <b>Condominium Section</b>                | 0233-R1                     |                            |                            |                            |
| <b>Address</b>                            | 200 CORBIN PLACE            | 125 BRIGHTON 11 STREET     | 2850 OCEAN PARKWAY         | 2775 EAST 16 STREET        |
| <b>Neighborhood</b>                       | BRIGHTON BEACH              | BRIGHTON BEACH             | BRIGHTON BEACH             | SHEEPSHEAD BAY             |
| <b>Building Classification</b>            | R9-CONDOMINIUM              | D1-ELEVATOR                | D1-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 118                         | 112                        | 110                        | 91                         |
| <b>Year Built</b>                         | 1961                        | 1931                       | 1955                       | 1942                       |
| <b>Gross SqFt</b>                         | 133,505                     | 117,600                    | 107,900                    | 96,828                     |
| <b>Estimated Gross Income</b>             | \$1,445,859                 | \$1,274,139                | \$1,322,348                | \$1,019,467                |
| <b>Gross Income per SqFt</b>              | \$10.83                     | \$10.83                    | \$12.26                    | \$10.53                    |
| <b>Estimated Expense</b>                  | \$580,747                   | \$511,421                  | \$559,664                  | \$540,031                  |
| <b>Expense SqFt</b>                       | \$4.35                      | \$4.35                     | \$5.19                     | \$5.58                     |
| <b>Net Operating Income</b>               | \$865,112                   | \$762,718                  | \$762,684                  | \$479,436                  |
| <b>Full Market Value</b>                  | \$4,139,300                 | \$3,485,000                | \$4,776,000                | \$2,819,000                |
| <b>Market Value per SqFt</b>              | \$31.00                     | \$29.63                    | \$44.26                    | \$29.11                    |
| <b>Distance from Condominium in miles</b> |                             | 0.30                       | 0.76                       | 0.57                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08723-7502                | 3-08709-0014               | 3-08792-0063               | 3-07023-0021               |
| <b>Condominium Section</b>                | 2049-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1182 BRIGHTON BEACH AVENU   | 149 BRIGHTON 11 STREET     | 2801 EMMONS AVENUE         | 2838 STILLWELL AVENUE      |
| <b>Neighborhood</b>                       | BRIGHTON BEACH              | BRIGHTON BEACH             | SHEEPSHEAD BAY             | CONEY ISLAND               |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D1-ELEVATOR                | D6-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 24                          | 58                         | 55                         | 41                         |
| <b>Year Built</b>                         | 2005                        | 1946                       | 2004                       | 2005                       |
| <b>Gross SqFt</b>                         | 26,656                      | 35,400                     | 45,054                     | 37,797                     |
| <b>Estimated Gross Income</b>             | \$468,346                   | \$544,733                  | \$1,070,824                | \$664,091                  |
| <b>Gross Income per SqFt</b>              | \$17.57                     | \$15.39                    | \$23.77                    | \$17.57                    |
| <b>Estimated Expense</b>                  | \$199,120                   | \$256,025                  | \$241,245                  | \$282,262                  |
| <b>Expense SqFt</b>                       | \$7.47                      | \$7.23                     | \$5.35                     | \$7.47                     |
| <b>Net Operating Income</b>               | \$269,226                   | \$288,708                  | \$829,579                  | \$381,829                  |
| <b>Full Market Value</b>                  | \$1,886,997                 | \$1,951,000                | \$5,574,000                | \$2,676,000                |
| <b>Market Value per SqFt</b>              | \$70.79                     | \$55.11                    | \$123.72                   | \$70.80                    |
| <b>Distance from Condominium in miles</b> |                             | 0.30                       | 0.95                       | 1.48                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY      | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2    | COMPARABLE RENTAL 3 |
|------------------------------------|---------------------------|---------------------|------------------------|---------------------|
| Boro-Block-Lot                     | 3-08771-7501              | 3-08792-0063        | 3-08709-0014           |                     |
| Condominium Section                | 1537-R1                   |                     |                        |                     |
| Address                            | 3368 SHORE PARKWAY SR SOU | 2801 EMMONS AVENUE  | 149 BRIGHTON 11 STREET |                     |
| Neighborhood                       | SHEEPSHEAD BAY            | SHEEPSHEAD BAY      | BRIGHTON BEACH         |                     |
| Building Classification            | R4-CONDOMINIUM            | D6-ELEVATOR         | D1-ELEVATOR            |                     |
| Total Units                        | 12                        | 55                  | 58                     |                     |
| Year Built                         | 2004                      | 2004                | 1946                   |                     |
| Gross SqFt                         | 11,523                    | 45,054              | 35,400                 |                     |
| Estimated Gross Income             | \$225,620                 | \$1,070,824         | \$544,733              |                     |
| Gross Income per SqFt              | \$19.58                   | \$23.77             | \$15.39                |                     |
| Estimated Expense                  | \$72,480                  | \$241,245           | \$256,025              |                     |
| Expense SqFt                       | \$6.29                    | \$5.35              | \$7.23                 |                     |
| Net Operating Income               | \$153,140                 | \$829,579           | \$288,708              |                     |
| Full Market Value                  | \$1,101,001               | \$5,574,000         | \$1,951,000            |                     |
| Market Value per SqFt              | \$95.55                   | \$123.72            | \$55.11                |                     |
| Distance from Condominium in miles |                           | 0.59                | 0.45                   |                     |

|                                    | CONDOMINIUM PROPERTY      | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|---------------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08771-7502              | 3-08792-0063        | 3-07458-0001        |                     |
| Condominium Section                | 2244-R1                   |                     |                     |                     |
| Address                            | 3360 SHORE PARKWAY SR SOU | 2801 EMMONS AVENUE  | 2611 EAST 13 STREET |                     |
| Neighborhood                       | SHEEPSHEAD BAY            | SHEEPSHEAD BAY      | SHEEPSHEAD BAY      |                     |
| Building Classification            | R4-CONDOMINIUM            | D6-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 9                         | 55                  | 64                  |                     |
| Year Built                         | 2007                      | 2004                | 1958                |                     |
| Gross SqFt                         | 10,746                    | 45,054              | 61,104              |                     |
| Estimated Gross Income             | \$218,574                 | \$1,070,824         | \$1,032,910         |                     |
| Gross Income per SqFt              | \$20.34                   | \$23.77             | \$16.90             |                     |
| Estimated Expense                  | \$63,724                  | \$241,245           | \$397,931           |                     |
| Expense SqFt                       | \$5.93                    | \$5.35              | \$6.51              |                     |
| Net Operating Income               | \$154,850                 | \$829,579           | \$634,979           |                     |
| Full Market Value                  | \$1,121,997               | \$5,574,000         | \$4,407,000         |                     |
| Market Value per SqFt              | \$104.41                  | \$123.72            | \$72.12             |                     |
| Distance from Condominium in miles |                           | 0.59                | 0.29                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08772-7503                | 3-08792-0063               | 3-07458-0001               |                            |
| <b>Condominium Section</b>                | 0938-R1                     |                            |                            |                            |
| <b>Address</b>                            | 1711 SHEEPSHEAD BAY ROAD    | 2801 EMMONS AVENUE         | 2611 EAST 13 STREET        |                            |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             |                            |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D6-ELEVATOR                | D1-ELEVATOR                |                            |
| <b>Total Units</b>                        | 10                          | 55                         | 64                         |                            |
| <b>Year Built</b>                         | 2001                        | 2004                       | 1958                       |                            |
| <b>Gross SqFt</b>                         | 14,987                      | 45,054                     | 61,104                     |                            |
| <b>Estimated Gross Income</b>             | \$304,836                   | \$1,070,824                | \$1,032,910                |                            |
| <b>Gross Income per SqFt</b>              | \$20.34                     | \$23.77                    | \$16.90                    |                            |
| <b>Estimated Expense</b>                  | \$88,873                    | \$241,245                  | \$397,931                  |                            |
| <b>Expense SqFt</b>                       | \$5.93                      | \$5.35                     | \$6.51                     |                            |
| <b>Net Operating Income</b>               | \$215,963                   | \$829,579                  | \$634,979                  |                            |
| <b>Full Market Value</b>                  | \$1,565,002                 | \$5,574,000                | \$4,407,000                |                            |
| <b>Market Value per SqFt</b>              | \$104.42                    | \$123.72                   | \$72.12                    |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.56                       | 0.26                       |                            |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08779-7501                | 3-07467-0013               |                            |                            |
| <b>Condominium Section</b>                | 0762-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2211 EMMONS AVENUE          | 2654 EAST 23 STREET        |                            |                            |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             |                            |                            |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 |                            |                            |
| <b>Total Units</b>                        | 104                         | 16                         |                            |                            |
| <b>Year Built</b>                         | 1999                        | 1982                       |                            |                            |
| <b>Gross SqFt</b>                         | 83,000                      | 10,248                     |                            |                            |
| <b>Estimated Gross Income</b>             | \$1,591,110                 | \$196,483                  |                            |                            |
| <b>Gross Income per SqFt</b>              | \$19.17                     | \$19.17                    |                            |                            |
| <b>Estimated Expense</b>                  | \$616,690                   | \$76,186                   |                            |                            |
| <b>Expense SqFt</b>                       | \$7.43                      | \$7.43                     |                            |                            |
| <b>Net Operating Income</b>               | \$974,420                   | \$120,297                  |                            |                            |
| <b>Full Market Value</b>                  | \$6,977,000                 | \$642,000                  |                            |                            |
| <b>Market Value per SqFt</b>              | \$84.06                     | \$62.65                    |                            |                            |
| <b>Distance from Condominium in miles</b> |                             | 0.23                       |                            |                            |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY      | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|---------------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08782-7502              | 3-08792-0063        | 3-08807-0135        |                     |
| Condominium Section                | 1443-R1                   |                     |                     |                     |
| Address                            | 3567 SHORE PARKWAY SR NOR | 2801 EMMONS AVENUE  | 3191 EMMONS AVENUE  |                     |
| Neighborhood                       | SHEEPSHEAD BAY            | SHEEPSHEAD BAY      | SHEEPSHEAD BAY      |                     |
| Building Classification            | R4-CONDOMINIUM            | D6-ELEVATOR         | D7-ELEVATOR         |                     |
| Total Units                        | 5                         | 55                  | 37                  |                     |
| Year Built                         | 2005                      | 2004                | 1961                |                     |
| Gross SqFt                         | 6,845                     | 45,054              | 35,285              |                     |
| Estimated Gross Income             | \$171,841                 | \$1,070,824         | \$533,853           |                     |
| Gross Income per SqFt              | \$25.10                   | \$23.77             | \$15.13             |                     |
| Estimated Expense                  | \$56,721                  | \$241,245           | \$264,116           |                     |
| Expense SqFt                       | \$8.29                    | \$5.35              | \$7.49              |                     |
| Net Operating Income               | \$115,120                 | \$829,579           | \$269,737           |                     |
| Full Market Value                  | \$799,500                 | \$5,574,000         | \$1,814,000         |                     |
| Market Value per SqFt              | \$116.80                  | \$123.72            | \$51.41             |                     |
| Distance from Condominium in miles |                           | 0.26                | 0.65                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08783-7502         | 3-08792-0063        | 3-08807-0135        |                     |
| Condominium Section                | 1131-R1              |                     |                     |                     |
| Address                            | 2806 EAST 23 STREET  | 2801 EMMONS AVENUE  | 3191 EMMONS AVENUE  |                     |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      | SHEEPSHEAD BAY      |                     |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         | D7-ELEVATOR         |                     |
| Total Units                        | 12                   | 55                  | 37                  |                     |
| Year Built                         | 2001                 | 2004                | 1961                |                     |
| Gross SqFt                         | 18,590               | 45,054              | 35,285              |                     |
| Estimated Gross Income             | \$361,576            | \$1,070,824         | \$533,853           |                     |
| Gross Income per SqFt              | \$19.45              | \$23.77             | \$15.13             |                     |
| Estimated Expense                  | \$119,348            | \$241,245           | \$264,116           |                     |
| Expense SqFt                       | \$6.42               | \$5.35              | \$7.49              |                     |
| Net Operating Income               | \$242,228            | \$829,579           | \$269,737           |                     |
| Full Market Value                  | \$1,739,000          | \$5,574,000         | \$1,814,000         |                     |
| Market Value per SqFt              | \$93.54              | \$123.72            | \$51.41             |                     |
| Distance from Condominium in miles |                      | 0.22                | 0.63                |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08792-7502                | 3-08786-0029               | 3-07470-0070               | 3-07465-0009               |
| <b>Condominium Section</b>                | 1225-R1                     |                            |                            |                            |
| <b>Address</b>                            | 2800 EAST 29 STREET         | 3611 SHORE PARKWAY         | 4641 BEDFORD AVENUE        | 2024 JEROME AVENUE         |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             |
| <b>Building Classification</b>            | R2-CONDOMINIUM              | C1-WALK-UP                 | C9-WALK-UP                 | C7-WALK-UP                 |
| <b>Total Units</b>                        | 18                          | 16                         | 16                         | 16                         |
| <b>Year Built</b>                         | 2004                        | 1982                       | 1976                       | 1979                       |
| <b>Gross SqFt</b>                         | 37,350                      | 10,384                     | 12,092                     | 16,280                     |
| <b>Estimated Gross Income</b>             | \$654,746                   | \$173,954                  | \$221,192                  | \$285,328                  |
| <b>Gross Income per SqFt</b>              | \$17.53                     | \$16.75                    | \$18.29                    | \$17.53                    |
| <b>Estimated Expense</b>                  | \$266,306                   | \$66,756                   | \$91,634                   | \$116,073                  |
| <b>Expense SqFt</b>                       | \$7.13                      | \$6.43                     | \$7.58                     | \$7.13                     |
| <b>Net Operating Income</b>               | \$388,440                   | \$107,198                  | \$129,558                  | \$169,255                  |
| <b>Full Market Value</b>                  | \$2,720,999                 | \$742,000                  | \$792,000                  | \$869,000                  |
| <b>Market Value per SqFt</b>              | \$72.85                     | \$71.46                    | \$65.50                    | \$53.38                    |
| <b>Distance from Condominium in miles</b> |                             | 0.16                       | 0.30                       | 0.47                       |

|   | <b>CONDOMINIUM PROPERTY</b> | <b>COMPARABLE RENTAL 1</b> | <b>COMPARABLE RENTAL 2</b> | <b>COMPARABLE RENTAL 3</b> |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| <b>Boro-Block-Lot</b>                     | 3-08793-7501                | 3-08792-0063               | 3-08807-0135               | 3-08791-0224               |
| <b>Condominium Section</b>                | 0520-R1                     |                            |                            |                            |
| <b>Address</b>                            | 4050 NOSTRAND AVENUE        | 2801 EMMONS AVENUE         | 3191 EMMONS AVENUE         | 3685 NOSTRAND AVENUE       |
| <b>Neighborhood</b>                       | SHEEPSHEAD BAY              | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             | SHEEPSHEAD BAY             |
| <b>Building Classification</b>            | R4-CONDOMINIUM              | D6-ELEVATOR                | D7-ELEVATOR                | D1-ELEVATOR                |
| <b>Total Units</b>                        | 25                          | 55                         | 37                         | 50                         |
| <b>Year Built</b>                         | 1994                        | 2004                       | 1961                       | 1966                       |
| <b>Gross SqFt</b>                         | 16,602                      | 45,054                     | 35,285                     | 35,520                     |
| <b>Estimated Gross Income</b>             | \$251,188                   | \$1,070,824                | \$533,853                  | \$480,535                  |
| <b>Gross Income per SqFt</b>              | \$15.13                     | \$23.77                    | \$15.13                    | \$13.53                    |
| <b>Estimated Expense</b>                  | \$124,349                   | \$241,245                  | \$264,116                  | \$253,132                  |
| <b>Expense SqFt</b>                       | \$7.49                      | \$5.35                     | \$7.49                     | \$7.13                     |
| <b>Net Operating Income</b>               | \$126,839                   | \$829,579                  | \$269,737                  | \$227,403                  |
| <b>Full Market Value</b>                  | \$853,001                   | \$5,574,000                | \$1,814,000                | \$1,433,000                |
| <b>Market Value per SqFt</b>              | \$51.38                     | \$123.72                   | \$51.41                    | \$40.34                    |
| <b>Distance from Condominium in miles</b> |                             | 0.05                       | 0.35                       | 0.13                       |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08801-7503         | 3-07470-0070        | 3-07465-0009        | 3-07415-0001        |
| Condominium Section                | 1189-R1              |                     |                     |                     |
| Address                            | 3105 EMMONS AVENUE   | 4641 BEDFORD AVENUE | 2024 JEROME AVENUE  | 2403 EAST 13 STREET |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      | SHEEPSHEAD BAY      | SHEEPSHEAD BAY      |
| Building Classification            | R2-CONDOMINIUM       | C9-WALK-UP          | C7-WALK-UP          | C1-WALK-UP          |
| Total Units                        | 12                   | 16                  | 16                  | 12                  |
| Year Built                         | 2004                 | 1976                | 1979                | 1975                |
| Gross SqFt                         | 15,028               | 12,092              | 16,280              | 9,000               |
| Estimated Gross Income             | \$274,862            | \$221,192           | \$285,328           | \$168,837           |
| Gross Income per SqFt              | \$18.29              | \$18.29             | \$17.53             | \$18.76             |
| Estimated Expense                  | \$113,912            | \$91,634            | \$116,073           | \$64,020            |
| Expense SqFt                       | \$7.58               | \$7.58              | \$7.13              | \$7.11              |
| Net Operating Income               | \$160,950            | \$129,558           | \$169,255           | \$104,817           |
| Full Market Value                  | \$1,140,000          | \$792,000           | \$869,000           | \$609,000           |
| Market Value per SqFt              | \$75.86              | \$65.50             | \$53.38             | \$67.67             |
| Distance from Condominium in miles |                      | 0.48                | 0.70                | 1.17                |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08804-7505         | 3-07467-0013        |                     |                     |
| Condominium Section                | 2368-R1              |                     |                     |                     |
| Address                            | 2833 FORD STREET     | 2654 EAST 23 STREET |                     |                     |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      |                     |                     |
| Building Classification            | R2-CONDOMINIUM       | C1-WALK-UP          |                     |                     |
| Total Units                        | 7                    | 16                  |                     |                     |
| Year Built                         | 2007                 | 1982                |                     |                     |
| Gross SqFt                         | 8,498                | 10,248              |                     |                     |
| Estimated Gross Income             | \$162,907            | \$196,483           |                     |                     |
| Gross Income per SqFt              | \$19.17              | \$19.17             |                     |                     |
| Estimated Expense                  | \$63,140             | \$76,186            |                     |                     |
| Expense SqFt                       | \$7.43               | \$7.43              |                     |                     |
| Net Operating Income               | \$99,767             | \$120,297           |                     |                     |
| Full Market Value                  | \$714,000            | \$642,000           |                     |                     |
| Market Value per SqFt              | \$84.02              | \$62.65             |                     |                     |
| Distance from Condominium in miles |                      | 0.65                |                     |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08805-7501         | 3-08792-0063        | 3-08805-0134        |                     |
| Condominium Section                | 2419-R1              |                     |                     |                     |
| Address                            | 3165 EMMONS AVENUE   | 2801 EMMONS AVENUE  | 2815 COYLE STREET   |                     |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      | SHEEPSHEAD BAY      |                     |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         | D1-ELEVATOR         |                     |
| Total Units                        | 43                   | 55                  | 78                  |                     |
| Year Built                         | 2007                 | 2004                | 1961                |                     |
| Gross SqFt                         | 43,811               | 45,054              | 67,000              |                     |
| Estimated Gross Income             | \$866,143            | \$1,070,824         | \$1,056,509         |                     |
| Gross Income per SqFt              | \$19.77              | \$23.77             | \$15.77             |                     |
| Estimated Expense                  | \$285,210            | \$241,245           | \$513,463           |                     |
| Expense SqFt                       | \$6.51               | \$5.35              | \$7.66              |                     |
| Net Operating Income               | \$580,933            | \$829,579           | \$543,046           |                     |
| Full Market Value                  | \$4,185,008          | \$5,574,000         | \$3,696,000         |                     |
| Market Value per SqFt              | \$95.52              | \$123.72            | \$55.16             |                     |
| Distance from Condominium in miles |                      | 0.35                | 0.00                |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|-----------------------|---------------------|
| Boro-Block-Lot                     | 3-08810-7502         | 3-08792-0063        | 3-07023-0021          |                     |
| Condominium Section                | 1097-R1              |                     |                       |                     |
| Address                            | 3415 GUIDER AVENUE   | 2801 EMMONS AVENUE  | 2838 STILLWELL AVENUE |                     |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      | CONEY ISLAND          |                     |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         | D1-ELEVATOR           |                     |
| Total Units                        | 18                   | 55                  | 41                    |                     |
| Year Built                         | 2003                 | 2004                | 2005                  |                     |
| Gross SqFt                         | 19,690               | 45,054              | 37,797                |                     |
| Estimated Gross Income             | \$406,992            | \$1,070,824         | \$664,091             |                     |
| Gross Income per SqFt              | \$20.67              | \$23.77             | \$17.57               |                     |
| Estimated Expense                  | \$126,213            | \$241,245           | \$282,262             |                     |
| Expense SqFt                       | \$6.41               | \$5.35              | \$7.47                |                     |
| Net Operating Income               | \$280,779            | \$829,579           | \$381,829             |                     |
| Full Market Value                  | \$2,041,999          | \$5,574,000         | \$2,676,000           |                     |
| Market Value per SqFt              | \$103.71             | \$123.72            | \$70.80               |                     |
| Distance from Condominium in miles |                      | 0.95                | 1.32                  |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3     |
|------------------------------------|----------------------|---------------------|-----------------------|-------------------------|
| Boro-Block-Lot                     | 3-08810-7503         | 3-08792-0063        | 3-07023-0021          | 3-08717-0096            |
| Condominium Section                | 1158-R1              |                     |                       |                         |
| Address                            | 3411 GUIDER AVENUE   | 2801 EMMONS AVENUE  | 2838 STILLWELL AVENUE | 3031 BRIGHTON 14 STREET |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      | CONEY ISLAND          | BRIGHTON BEACH          |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         | D1-ELEVATOR           | D1-ELEVATOR             |
| Total Units                        | 6                    | 55                  | 41                    | 47                      |
| Year Built                         | 2004                 | 2004                | 2005                  | 1932                    |
| Gross SqFt                         | 8,235                | 45,054              | 37,797                | 40,000                  |
| Estimated Gross Income             | \$144,689            | \$1,070,824         | \$664,091             | \$590,906               |
| Gross Income per SqFt              | \$17.57              | \$23.77             | \$17.57               | \$14.77                 |
| Estimated Expense                  | \$61,515             | \$241,245           | \$282,262             | \$279,260               |
| Expense SqFt                       | \$7.47               | \$5.35              | \$7.47                | \$6.98                  |
| Net Operating Income               | \$83,174             | \$829,579           | \$381,829             | \$311,646               |
| Full Market Value                  | \$583,000            | \$5,574,000         | \$2,676,000           | \$2,080,000             |
| Market Value per SqFt              | \$70.80              | \$123.72            | \$70.80               | \$52.00                 |
| Distance from Condominium in miles |                      | 0.95                | 1.32                  | 0.38                    |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|-----------------------|---------------------|
| Boro-Block-Lot                     | 3-08810-7505         | 3-08792-0063        | 3-07023-0021          |                     |
| Condominium Section                | 1837-R1              |                     |                       |                     |
| Address                            | 2784 EAST 12 STREET  | 2801 EMMONS AVENUE  | 2838 STILLWELL AVENUE |                     |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      | CONEY ISLAND          |                     |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         | D1-ELEVATOR           |                     |
| Total Units                        | 14                   | 55                  | 41                    |                     |
| Year Built                         | 2006                 | 2004                | 2005                  |                     |
| Gross SqFt                         | 11,844               | 45,054              | 37,797                |                     |
| Estimated Gross Income             | \$244,815            | \$1,070,824         | \$664,091             |                     |
| Gross Income per SqFt              | \$20.67              | \$23.77             | \$17.57               |                     |
| Estimated Expense                  | \$75,920             | \$241,245           | \$282,262             |                     |
| Expense SqFt                       | \$6.41               | \$5.35              | \$7.47                |                     |
| Net Operating Income               | \$168,895            | \$829,579           | \$381,829             |                     |
| Full Market Value                  | \$1,228,001          | \$5,574,000         | \$2,676,000           |                     |
| Market Value per SqFt              | \$103.68             | \$123.72            | \$70.80               |                     |
| Distance from Condominium in miles |                      | 0.95                | 1.32                  |                     |

**BOROUGH OF BROOKLYN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2   | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|-----------------------|---------------------|
| Boro-Block-Lot                     | 3-08811-7501         | 3-08792-0063        | 3-07023-0021          |                     |
| Condominium Section                | 1071-R1              |                     |                       |                     |
| Address                            | 3392 GUIDER AVENUE   | 2801 EMMONS AVENUE  | 2838 STILLWELL AVENUE |                     |
| Neighborhood                       | SHEEPSHEAD BAY       | SHEEPSHEAD BAY      | CONEY ISLAND          |                     |
| Building Classification            | R4-CONDOMINIUM       | D6-ELEVATOR         | D1-ELEVATOR           |                     |
| Total Units                        | 15                   | 55                  | 41                    |                     |
| Year Built                         | 2003                 | 2004                | 2005                  |                     |
| Gross SqFt                         | 24,371               | 45,054              | 37,797                |                     |
| Estimated Gross Income             | \$503,749            | \$1,070,824         | \$664,091             |                     |
| Gross Income per SqFt              | \$20.67              | \$23.77             | \$17.57               |                     |
| Estimated Expense                  | \$156,218            | \$241,245           | \$282,262             |                     |
| Expense SqFt                       | \$6.41               | \$5.35              | \$7.47                |                     |
| Net Operating Income               | \$347,531            | \$829,579           | \$381,829             |                     |
| Full Market Value                  | \$2,527,000          | \$5,574,000         | \$2,676,000           |                     |
| Market Value per SqFt              | \$103.69             | \$123.72            | \$70.80               |                     |
| Distance from Condominium in miles |                      | 1.02                | 1.24                  |                     |

|                                    | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1    | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|------------------------|---------------------|---------------------|
| Boro-Block-Lot                     | 3-08812-7501         | 3-08709-0014           | 3-08792-0063        |                     |
| Condominium Section                | 1562-R1              |                        |                     |                     |
| Address                            | 2801 EAST 11 STREET  | 149 BRIGHTON 11 STREET | 2801 EMMONS AVENUE  |                     |
| Neighborhood                       | SHEEPSHEAD BAY       | BRIGHTON BEACH         | SHEEPSHEAD BAY      |                     |
| Building Classification            | R4-CONDOMINIUM       | D1-ELEVATOR            | D6-ELEVATOR         |                     |
| Total Units                        | 21                   | 58                     | 55                  |                     |
| Year Built                         | 2005                 | 1946                   | 2004                |                     |
| Gross SqFt                         | 21,660               | 35,400                 | 45,054              |                     |
| Estimated Gross Income             | \$424,103            | \$544,733              | \$1,070,824         |                     |
| Gross Income per SqFt              | \$19.58              | \$15.39                | \$23.77             |                     |
| Estimated Expense                  | \$136,241            | \$256,025              | \$241,245           |                     |
| Expense SqFt                       | \$6.29               | \$7.23                 | \$5.35              |                     |
| Net Operating Income               | \$287,862            | \$288,708              | \$829,579           |                     |
| Full Market Value                  | \$2,068,997          | \$1,951,000            | \$5,574,000         |                     |
| Market Value per SqFt              | \$95.52              | \$55.11                | \$123.72            |                     |
| Distance from Condominium in miles |                      | 0.23                   | 0.95                |                     |