

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-00016-7502 | 4-00232-0018 | | |
| Condominium Section | 0791-R1 | | | |
| Address | 2 50 AVENUE | 48 38 STREET | | |
| Neighborhood | LONG ISLAND CITY | LONG ISLAND CITY | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 83 | 82 | | |
| Year Built | 2010 | 1960 | | |
| Gross SqFt | 72,264 | 68,281 | | |
| Estimated Gross Income | \$2,434,832 | \$1,021,507 | | |
| Gross Income per SqFt | \$33.69 | \$14.96 | | |
| Estimated Expense | \$810,802 | \$530,494 | | |
| Expense SqFt | \$11.22 | \$7.77 | | |
| Net Operating Income | \$1,624,030 | \$491,013 | | |
| Full Market Value | \$12,280,000 | \$3,291,000 | | |
| Market Value per SqFt | \$169.93 | \$48.20 | | |
| Distance from Condominium in miles | | 1.55 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-00030-7502 | 4-00199-0052 | 4-00190-0020 | 4-00205-0015 |
| Condominium Section | 0677-R1 | | | |
| Address | 5 47 ROAD | 47 40 STREET | 43 39 PLACE | 39 GREENPOINT AVENUE |
| Neighborhood | LONG ISLAND CITY | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D1-ELEVATOR |
| Total Units | 35 | 55 | 70 | 36 |
| Year Built | 1955 | 1939 | 1954 | 1941 |
| Gross SqFt | 55,421 | 50,400 | 64,549 | 32,000 |
| Estimated Gross Income | \$818,014 | \$731,143 | \$952,635 | \$505,460 |
| Gross Income per SqFt | \$14.76 | \$14.51 | \$14.76 | \$15.80 |
| Estimated Expense | \$400,827 | \$343,637 | \$293,681 | \$247,675 |
| Expense SqFt | \$7.23 | \$6.82 | \$4.55 | \$7.74 |
| Net Operating Income | \$417,187 | \$387,506 | \$658,954 | \$257,785 |
| Full Market Value | \$2,782,821 | \$2,572,000 | \$4,398,000 | \$1,755,000 |
| Market Value per SqFt | \$50.21 | \$51.03 | \$68.13 | \$54.84 |
| Distance from Condominium in miles | | 1.57 | 1.59 | 1.58 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00031-7501 | 4-00047-0017 | 4-00055-0029 | 4-00052-0001 |
| Condominium Section | 0478-R1 | | | |
| Address | 5 49 AVENUE | 10 47 AVENUE | 11 46 AVENUE | 11 45 AVENUE |
| Neighborhood | LONG ISLAND CITY | LONG ISLAND CITY | LONG ISLAND CITY | LONG ISLAND CITY |
| Building Classification | R2-CONDOMINIUM | C7-WALK-UP | C1-WALK-UP | C7-WALK-UP |
| Total Units | 47 | 16 | 38 | 47 |
| Year Built | 2005 | 2005 | 1923 | 1917 |
| Gross SqFt | 62,866 | 16,000 | 36,000 | 45,707 |
| Estimated Gross Income | \$1,572,279 | \$334,833 | \$525,380 | \$754,271 |
| Gross Income per SqFt | \$25.01 | \$20.93 | \$14.59 | \$16.50 |
| Estimated Expense | \$644,634 | \$103,988 | \$200,728 | \$283,049 |
| Expense SqFt | \$10.25 | \$6.50 | \$5.58 | \$6.19 |
| Net Operating Income | \$927,645 | \$230,845 | \$324,652 | \$471,222 |
| Full Market Value | \$6,950,997 | \$1,683,000 | \$2,158,000 | \$3,248,000 |
| Market Value per SqFt | \$110.57 | \$105.19 | \$59.94 | \$71.06 |
| Distance from Condominium in miles | | 0.19 | 0.32 | 0.43 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00034-7501 | 4-00151-0054 | | |
| Condominium Section | 0604-R2 | | | |
| Address | 5 BORDEN AVENUE | 45 48 STREET | | |
| Neighborhood | LONG ISLAND CITY | SUNNYSIDE | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 26 | 35 | | |
| Year Built | 2008 | 1932 | | |
| Gross SqFt | 6,346 | 16,470 | | |
| Estimated Gross Income | \$68,093 | \$176,730 | | |
| Gross Income per SqFt | \$10.73 | \$10.73 | | |
| Estimated Expense | \$39,494 | \$98,969 | | |
| Expense SqFt | \$6.22 | \$6.01 | | |
| Net Operating Income | \$28,599 | \$77,761 | | |
| Full Market Value | \$170,001 | \$364,000 | | |
| Market Value per SqFt | \$26.79 | \$22.10 | | |
| Distance from Condominium in miles | | 2.01 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00034-7502 | 4-00201-0001 | | |
| Condominium Section | 0795-R1 | | | |
| Address | 5 BORDEN AVENUE | 41 50 AVENUE | | |
| Neighborhood | LONG ISLAND CITY | SUNNYSIDE | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 76 | 60 | | |
| Year Built | 2010 | 1942 | | |
| Gross SqFt | 110,203 | 93,000 | | |
| Estimated Gross Income | \$1,366,517 | \$1,153,034 | | |
| Gross Income per SqFt | \$12.40 | \$12.40 | | |
| Estimated Expense | \$778,915 | \$588,047 | | |
| Expense SqFt | \$7.07 | \$6.32 | | |
| Net Operating Income | \$587,602 | \$564,987 | | |
| Full Market Value | \$3,693,998 | \$3,178,000 | | |
| Market Value per SqFt | \$33.52 | \$34.17 | | |
| Distance from Condominium in miles | | 1.69 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00082-7501 | 4-01490-0018 | | |
| Condominium Section | 0484-R1 | | | |
| Address | 27 THOMSON AVENUE | 79 41 AVENUE | | |
| Neighborhood | LONG ISLAND CITY | ELMHURST | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 237 | 357 | | |
| Year Built | 1920 | 1958 | | |
| Gross SqFt | 310,173 | 313,120 | | |
| Estimated Gross Income | \$5,508,672 | \$5,559,660 | | |
| Gross Income per SqFt | \$17.76 | \$17.76 | | |
| Estimated Expense | \$2,391,434 | \$2,413,964 | | |
| Expense SqFt | \$7.71 | \$7.71 | | |
| Net Operating Income | \$3,117,238 | \$3,145,696 | | |
| Full Market Value | \$21,908,993 | \$22,108,000 | | |
| Market Value per SqFt | \$70.63 | \$70.61 | | |
| Distance from Condominium in miles | | 2.91 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-00134-7501 | 4-00131-0011 | 4-00134-0039 | 4-00678-0005 |
| Condominium Section | 0498-R1 | | | |
| Address | 49 43 AVENUE | 41 50 STREET | 41 50 STREET | 40 BROADWAY |
| Neighborhood | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE | ASTORIA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 15 | 40 | 40 | 12 |
| Year Built | 2005 | 1963 | 1963 | 2005 |
| Gross SqFt | 15,610 | 20,400 | 26,100 | 21,000 |
| Estimated Gross Income | \$314,854 | \$440,719 | \$466,650 | \$423,588 |
| Gross Income per SqFt | \$20.17 | \$21.60 | \$17.88 | \$20.17 |
| Estimated Expense | \$94,909 | \$149,082 | \$186,681 | \$127,697 |
| Expense SqFt | \$6.08 | \$7.31 | \$7.15 | \$6.08 |
| Net Operating Income | \$219,945 | \$291,637 | \$279,969 | \$295,891 |
| Full Market Value | \$1,592,000 | \$2,140,000 | \$1,971,000 | \$2,141,000 |
| Market Value per SqFt | \$101.99 | \$104.90 | \$75.52 | \$101.95 |
| Distance from Condominium in miles | | 0.05 | 0.00 | 1.02 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-00139-7501 | 4-00138-0007 | 4-00139-0024 | 4-00153-0033 |
| Condominium Section | 0646-R1 | | | |
| Address | 43 48 STREET | 43 49 STREET | 43 49 STREET | 45 47 STREET |
| Neighborhood | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 58 | 54 | 60 | 46 |
| Year Built | 1931 | 1931 | 1931 | 1928 |
| Gross SqFt | 32,276 | 39,320 | 43,800 | 33,456 |
| Estimated Gross Income | \$544,496 | \$745,395 | \$651,515 | \$564,540 |
| Gross Income per SqFt | \$16.87 | \$18.96 | \$14.87 | \$16.87 |
| Estimated Expense | \$172,354 | \$249,821 | \$289,152 | \$178,741 |
| Expense SqFt | \$5.34 | \$6.35 | \$6.60 | \$5.34 |
| Net Operating Income | \$372,142 | \$495,574 | \$362,363 | \$385,799 |
| Full Market Value | \$2,581,994 | \$3,538,000 | \$2,424,000 | \$2,676,000 |
| Market Value per SqFt | \$80.00 | \$89.98 | \$55.34 | \$79.99 |
| Distance from Condominium in miles | | 0.05 | 0.00 | 0.19 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00158-7501 | 4-00579-0070 | 4-00153-0012 | |
| Condominium Section | 0553-R1 | | | |
| Address | 41 44 STREET | 31 29 STREET | 45 46 STREET | |
| Neighborhood | SUNNYSIDE | ASTORIA | SUNNYSIDE | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 39 | 44 | 45 | |
| Year Built | 2006 | 1971 | 1927 | |
| Gross SqFt | 25,035 | 34,050 | 33,078 | |
| Estimated Gross Income | \$514,469 | \$694,517 | \$684,688 | |
| Gross Income per SqFt | \$20.55 | \$20.40 | \$20.70 | |
| Estimated Expense | \$167,234 | \$206,316 | \$241,587 | |
| Expense SqFt | \$6.68 | \$6.06 | \$7.30 | |
| Net Operating Income | \$347,235 | \$488,201 | \$443,101 | |
| Full Market Value | \$2,521,996 | \$3,541,000 | \$3,223,000 | |
| Market Value per SqFt | \$100.74 | \$103.99 | \$97.44 | |
| Distance from Condominium in miles | | 1.29 | 0.31 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00159-7501 | 4-00184-0029 | 4-00184-0009 | 4-00163-0031 |
| Condominium Section | 0093-R1 | | | |
| Address | 41 42 STREET | 41 42 STREET | 41 41 STREET | 43 43 STREET |
| Neighborhood | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 52 | 60 | 50 | 60 |
| Year Built | 1936 | 1937 | 1937 | 1942 |
| Gross SqFt | 54,986 | 61,770 | 40,800 | 61,320 |
| Estimated Gross Income | \$800,596 | \$926,207 | \$593,960 | \$810,838 |
| Gross Income per SqFt | \$14.56 | \$14.99 | \$14.56 | \$13.22 |
| Estimated Expense | \$392,292 | \$386,990 | \$220,297 | \$382,708 |
| Expense SqFt | \$7.13 | \$6.27 | \$5.40 | \$6.24 |
| Net Operating Income | \$408,304 | \$539,217 | \$373,663 | \$428,130 |
| Full Market Value | \$2,713,998 | \$3,617,000 | \$2,484,000 | \$2,755,000 |
| Market Value per SqFt | \$49.36 | \$58.56 | \$60.88 | \$44.93 |
| Distance from Condominium in miles | | 0.05 | 0.05 | 0.11 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00159-7502 | 4-00163-0031 | 4-00163-0014 | 4-00148-0001 |
| Condominium Section | 0092-R1 | | | |
| Address | 41 42 STREET | 43 43 STREET | 43 42 STREET | 47 SKILLMAN AVENUE |
| Neighborhood | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 60 | 60 | 60 | 60 |
| Year Built | 1936 | 1942 | 1942 | 1942 |
| Gross SqFt | 58,926 | 61,320 | 61,320 | 57,600 |
| Estimated Gross Income | \$779,002 | \$810,838 | \$774,142 | \$831,216 |
| Gross Income per SqFt | \$13.22 | \$13.22 | \$12.62 | \$14.43 |
| Estimated Expense | \$367,698 | \$382,708 | \$394,813 | \$282,683 |
| Expense SqFt | \$6.24 | \$6.24 | \$6.44 | \$4.91 |
| Net Operating Income | \$411,304 | \$428,130 | \$379,329 | \$548,533 |
| Full Market Value | \$2,647,006 | \$2,755,000 | \$2,400,000 | \$2,856,000 |
| Market Value per SqFt | \$44.92 | \$44.93 | \$39.14 | \$49.58 |
| Distance from Condominium in miles | | 0.11 | 0.11 | 0.29 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00160-7501 | 4-00161-0026 | 4-00161-0033 | |
| Condominium Section | 0308-R1 | | | |
| Address | 43 BEACH 46 STREET | 43 45 STREET | 43 45 STREET | |
| Neighborhood | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 93 | 82 | 70 | |
| Year Built | 1930 | 1928 | 1928 | |
| Gross SqFt | 69,337 | 67,578 | 53,100 | |
| Estimated Gross Income | \$998,453 | \$948,777 | \$783,258 | |
| Gross Income per SqFt | \$14.40 | \$14.04 | \$14.75 | |
| Estimated Expense | \$489,242 | \$445,925 | \$360,718 | |
| Expense SqFt | \$7.06 | \$6.60 | \$6.79 | |
| Net Operating Income | \$509,211 | \$502,852 | \$422,540 | |
| Full Market Value | \$3,373,001 | \$3,303,000 | \$2,820,000 | |
| Market Value per SqFt | \$48.65 | \$48.88 | \$53.11 | |
| Distance from Condominium in miles | | 0.05 | 0.05 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00161-7501 | 4-00161-0026 | 4-00189-0019 | 4-00184-0029 |
| Condominium Section | 0335-R1 | | | |
| Address | 43 45 STREET | 43 45 STREET | 43 40 STREET | 41 42 STREET |
| Neighborhood | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE |
| Building Classification | R9-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 88 | 82 | 77 | 60 |
| Year Built | 1936 | 1928 | 1932 | 1937 |
| Gross SqFt | 70,260 | 67,578 | 66,714 | 61,770 |
| Estimated Gross Income | \$1,053,197 | \$948,777 | \$1,096,635 | \$926,207 |
| Gross Income per SqFt | \$14.99 | \$14.04 | \$16.44 | \$14.99 |
| Estimated Expense | \$440,530 | \$445,925 | \$396,484 | \$386,990 |
| Expense SqFt | \$6.27 | \$6.60 | \$5.94 | \$6.27 |
| Net Operating Income | \$612,667 | \$502,852 | \$700,151 | \$539,217 |
| Full Market Value | \$3,672,900 | \$3,303,000 | \$4,823,000 | \$3,617,000 |
| Market Value per SqFt | \$52.28 | \$48.88 | \$72.29 | \$58.56 |
| Distance from Condominium in miles | | 0.00 | 0.20 | 0.19 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00184-7501 | 4-00193-0047 | 4-00199-0052 | |
| Condominium Section | 0167-R1 | | | |
| Address | 41 41 STREET | 45 41 STREET | 47 40 STREET | |
| Neighborhood | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 64 | 59 | 55 | |
| Year Built | 1938 | 1939 | 1939 | |
| Gross SqFt | 59,920 | 69,348 | 50,400 | |
| Estimated Gross Income | \$854,459 | \$971,480 | \$731,143 | |
| Gross Income per SqFt | \$14.26 | \$14.01 | \$14.51 | |
| Estimated Expense | \$393,051 | \$336,256 | \$343,637 | |
| Expense SqFt | \$6.56 | \$4.85 | \$6.82 | |
| Net Operating Income | \$461,408 | \$635,224 | \$387,506 | |
| Full Market Value | \$3,047,003 | \$4,170,000 | \$2,572,000 | |
| Market Value per SqFt | \$50.85 | \$60.13 | \$51.03 | |
| Distance from Condominium in miles | | 0.26 | 0.40 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00192-7501 | 4-00657-0017 | 4-00153-0012 | |
| Condominium Section | 0560-R1 | | | |
| Address | 41 QUEENS BOULEVARD | 31 37 STREET | 45 46 STREET | |
| Neighborhood | SUNNYSIDE | ASTORIA | SUNNYSIDE | |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | |
| Total Units | 31 | 11 | 45 | |
| Year Built | 2006 | 2011 | 1927 | |
| Gross SqFt | 32,825 | 22,147 | 33,078 | |
| Estimated Gross Income | \$708,035 | \$496,723 | \$684,688 | |
| Gross Income per SqFt | \$21.57 | \$22.43 | \$20.70 | |
| Estimated Expense | \$194,652 | \$100,933 | \$241,587 | |
| Expense SqFt | \$5.93 | \$4.56 | \$7.30 | |
| Net Operating Income | \$513,383 | \$395,790 | \$443,101 | |
| Full Market Value | \$3,766,001 | \$2,923,000 | \$3,223,000 | |
| Market Value per SqFt | \$114.73 | \$131.98 | \$97.44 | |
| Distance from Condominium in miles | | 1.27 | 0.25 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot | 4-00196-7501 | 4-00131-0009 | 4-00205-0015 | |
| Condominium Section | 0286-R1 | | | |
| Address | 47 41 STREET | 41 50 STREET | 39 GREENPOINT AVENUE | |
| Neighborhood | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 30 | 36 | 36 | |
| Year Built | 1988 | 1964 | 1941 | |
| Gross SqFt | 27,636 | 27,288 | 32,000 | |
| Estimated Gross Income | \$451,296 | \$460,060 | \$505,460 | |
| Gross Income per SqFt | \$16.33 | \$16.86 | \$15.80 | |
| Estimated Expense | \$207,596 | \$189,566 | \$247,675 | |
| Expense SqFt | \$7.51 | \$6.95 | \$7.74 | |
| Net Operating Income | \$243,700 | \$270,494 | \$257,785 | |
| Full Market Value | \$1,675,999 | \$1,876,000 | \$1,755,000 | |
| Market Value per SqFt | \$60.65 | \$68.75 | \$54.84 | |
| Distance from Condominium in miles | | 0.58 | 0.19 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-00199-7501 | 4-00199-0052 | 4-00193-0055 | 4-00184-0009 |
| Condominium Section | 0097-R1 | | | |
| Address | 47 39 PLACE | 47 40 STREET | 45 41 STREET | 41 41 STREET |
| Neighborhood | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE | SUNNYSIDE |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D9-ELEVATOR | D1-ELEVATOR |
| Total Units | 47 | 55 | 50 | 50 |
| Year Built | 1939 | 1939 | 1936 | 1937 |
| Gross SqFt | 42,000 | 50,400 | 44,600 | 40,800 |
| Estimated Gross Income | \$611,520 | \$731,143 | \$674,267 | \$593,960 |
| Gross Income per SqFt | \$14.56 | \$14.51 | \$15.12 | \$14.56 |
| Estimated Expense | \$226,800 | \$343,637 | \$276,362 | \$220,297 |
| Expense SqFt | \$5.40 | \$6.82 | \$6.20 | \$5.40 |
| Net Operating Income | \$384,720 | \$387,506 | \$397,905 | \$373,663 |
| Full Market Value | \$2,141,702 | \$2,572,000 | \$2,676,000 | \$2,484,000 |
| Market Value per SqFt | \$50.99 | \$51.03 | \$60.00 | \$60.88 |
| Distance from Condominium in miles | | 0.00 | 0.14 | 0.40 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-00414-7501 | 4-00904-0021 | 4-00193-0055 | |
| Condominium Section | 0566-R1 | | | |
| Address | 24 QUEENS PLAZA NORTH | 25 12 STREET | 45 41 STREET | |
| Neighborhood | LONG ISLAND CITY | ASTORIA | SUNNYSIDE | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D9-ELEVATOR | |
| Total Units | 39 | 28 | 50 | |
| Year Built | 1931 | 2002 | 1936 | |
| Gross SqFt | 52,053 | 25,297 | 44,600 | |
| Estimated Gross Income | \$821,396 | \$416,000 | \$674,267 | |
| Gross Income per SqFt | \$15.78 | \$16.44 | \$15.12 | |
| Estimated Expense | \$358,125 | \$191,360 | \$276,362 | |
| Expense SqFt | \$6.88 | \$7.56 | \$6.20 | |
| Net Operating Income | \$463,271 | \$224,640 | \$397,905 | |
| Full Market Value | \$3,155,003 | \$1,548,000 | \$2,676,000 | |
| Market Value per SqFt | \$60.61 | \$61.19 | \$60.00 | |
| Distance from Condominium in miles | | 1.71 | 1.05 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00503-7502 | 4-00576-0036 | 4-00904-0021 | 4-00619-0006 |
| Condominium Section | 0767-R1 | | | |
| Address | 11 31 AVENUE | 27 30 AVENUE | 25 12 STREET | 32 NEWTOWN AVENUE |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | ASTORIA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 164 | 66 | 28 | 81 |
| Year Built | 2007 | 1963 | 2002 | 1964 |
| Gross SqFt | 63,294 | 50,850 | 25,297 | 68,770 |
| Estimated Gross Income | \$2,428,043 | \$945,934 | \$416,000 | \$1,116,101 |
| Gross Income per SqFt | \$38.36 | \$18.60 | \$16.44 | \$16.23 |
| Estimated Expense | \$825,534 | \$389,348 | \$191,360 | \$440,131 |
| Expense SqFt | \$13.04 | \$7.66 | \$7.56 | \$6.40 |
| Net Operating Income | \$1,602,509 | \$556,586 | \$224,640 | \$675,970 |
| Full Market Value | \$15,067,960 | \$3,957,000 | \$1,548,000 | \$4,640,000 |
| Market Value per SqFt | \$238.06 | \$77.82 | \$61.19 | \$67.47 |
| Distance from Condominium in miles | | 0.55 | 0.53 | 0.78 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00518-7501 | 4-00598-0018 | | |
| Condominium Section | 0506-R1 | | | |
| Address | 12 31 AVENUE | 26 30 STREET | | |
| Neighborhood | ASTORIA | ASTORIA | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 10 | 14 | | |
| Year Built | 2004 | 1999 | | |
| Gross SqFt | 6,778 | 10,000 | | |
| Estimated Gross Income | \$146,947 | \$216,831 | | |
| Gross Income per SqFt | \$21.68 | \$21.68 | | |
| Estimated Expense | \$48,869 | \$72,083 | | |
| Expense SqFt | \$7.21 | \$7.21 | | |
| Net Operating Income | \$98,078 | \$144,748 | | |
| Full Market Value | \$719,999 | \$1,062,000 | | |
| Market Value per SqFt | \$106.23 | \$106.20 | | |
| Distance from Condominium in miles | | 0.70 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot | 4-00531-7501 | 4-00904-0021 | 4-00678-0005 | 4-00573-0046 |
| Condominium Section | 0529-R1 | | | |
| Address | 14 BROADWAY | 25 12 STREET | 40 BROADWAY | 27 ASTORIA BOULEVARD |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | ASTORIA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D7-ELEVATOR |
| Total Units | 11 | 28 | 12 | 27 |
| Year Built | 2006 | 2002 | 2005 | 2004 |
| Gross SqFt | 6,920 | 25,297 | 21,000 | 25,920 |
| Estimated Gross Income | \$139,161 | \$416,000 | \$423,588 | \$521,180 |
| Gross Income per SqFt | \$20.11 | \$16.44 | \$20.17 | \$20.11 |
| Estimated Expense | \$40,759 | \$191,360 | \$127,697 | \$152,684 |
| Expense SqFt | \$5.89 | \$7.56 | \$6.08 | \$5.89 |
| Net Operating Income | \$98,402 | \$224,640 | \$295,891 | \$368,496 |
| Full Market Value | \$712,000 | \$1,548,000 | \$2,141,000 | \$2,665,000 |
| Market Value per SqFt | \$102.89 | \$61.19 | \$101.95 | \$102.82 |
| Distance from Condominium in miles | | 0.65 | 0.88 | 0.60 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00539-7501 | 4-00531-0059 | 4-00131-0011 | |
| Condominium Section | 0448-R1 | | | |
| Address | 14 28 AVENUE | 14 31 DRIVE | 41 50 STREET | |
| Neighborhood | ASTORIA | ASTORIA | SUNNYSIDE | |
| Building Classification | R4-CONDOMINIUM | D6-ELEVATOR | D1-ELEVATOR | |
| Total Units | 57 | 63 | 40 | |
| Year Built | 2006 | 2001 | 1963 | |
| Gross SqFt | 19,588 | 61,700 | 20,400 | |
| Estimated Gross Income | \$420,750 | \$1,317,731 | \$440,719 | |
| Gross Income per SqFt | \$21.48 | \$21.36 | \$21.60 | |
| Estimated Expense | \$144,168 | \$456,370 | \$149,082 | |
| Expense SqFt | \$7.36 | \$7.40 | \$7.31 | |
| Net Operating Income | \$276,582 | \$861,361 | \$291,637 | |
| Full Market Value | \$2,027,004 | \$6,307,000 | \$2,140,000 | |
| Market Value per SqFt | \$103.48 | \$102.22 | \$104.90 | |
| Distance from Condominium in miles | | 0.46 | 1.95 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00541-7501 | 4-00566-0040 | 4-00659-0073 | 4-00673-0038 |
| Condominium Section | 0490-R1 | | | |
| Address | 18 27 AVENUE | 23 BROADWAY | 30 38 STREET | 41 STREET |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | ASTORIA |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 18 | 18 | 16 | 17 |
| Year Built | 2005 | 2004 | 2005 | 2004 |
| Gross SqFt | 18,833 | 15,264 | 14,818 | 17,805 |
| Estimated Gross Income | \$324,116 | \$223,548 | \$276,834 | \$306,438 |
| Gross Income per SqFt | \$17.21 | \$14.65 | \$18.68 | \$17.21 |
| Estimated Expense | \$108,290 | \$73,299 | \$95,775 | \$102,413 |
| Expense SqFt | \$5.75 | \$4.80 | \$6.46 | \$5.75 |
| Net Operating Income | \$215,826 | \$150,249 | \$181,059 | \$204,025 |
| Full Market Value | \$1,505,000 | \$1,000,000 | \$1,289,000 | \$1,423,000 |
| Market Value per SqFt | \$79.91 | \$65.51 | \$86.99 | \$79.92 |
| Distance from Condominium in miles | | 0.63 | 0.81 | 1.19 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00549-7501 | 4-00576-0001 | | |
| Condominium Section | 0568-R1 | | | |
| Address | 21 30 AVENUE | 25 30 ROAD | | |
| Neighborhood | ASTORIA | ASTORIA | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 27 | 57 | | |
| Year Built | 2006 | 1929 | | |
| Gross SqFt | 30,386 | 39,764 | | |
| Estimated Gross Income | \$649,653 | \$850,156 | | |
| Gross Income per SqFt | \$21.38 | \$21.38 | | |
| Estimated Expense | \$212,094 | \$277,740 | | |
| Expense SqFt | \$6.98 | \$6.98 | | |
| Net Operating Income | \$437,559 | \$572,416 | | |
| Full Market Value | \$3,203,995 | \$4,191,000 | | |
| Market Value per SqFt | \$105.44 | \$105.40 | | |
| Distance from Condominium in miles | | 0.19 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00552-7501 | 4-00576-0001 | | |
| Condominium Section | 0682-R1 | | | |
| Address | 31 23 STREET | 25 30 ROAD | | |
| Neighborhood | ASTORIA | ASTORIA | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 35 | 57 | | |
| Year Built | 2009 | 1929 | | |
| Gross SqFt | 28,564 | 39,764 | | |
| Estimated Gross Income | \$610,698 | \$850,156 | | |
| Gross Income per SqFt | \$21.38 | \$21.38 | | |
| Estimated Expense | \$199,377 | \$277,740 | | |
| Expense SqFt | \$6.98 | \$6.98 | | |
| Net Operating Income | \$411,321 | \$572,416 | | |
| Full Market Value | \$3,177,000 | \$4,191,000 | | |
| Market Value per SqFt | \$111.22 | \$105.40 | | |
| Distance from Condominium in miles | | 0.29 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00570-7501 | 4-00567-0007 | | |
| Condominium Section | 0535-R1 | | | |
| Address | 23 31 AVENUE | 23 BROADWAY | | |
| Neighborhood | ASTORIA | ASTORIA | | |
| Building Classification | R4-CONDOMINIUM | D9-ELEVATOR | | |
| Total Units | 30 | 74 | | |
| Year Built | 2006 | 1963 | | |
| Gross SqFt | 26,598 | 79,950 | | |
| Estimated Gross Income | \$597,923 | \$1,797,548 | | |
| Gross Income per SqFt | \$22.48 | \$22.48 | | |
| Estimated Expense | \$197,091 | \$683,068 | | |
| Expense SqFt | \$7.41 | \$8.54 | | |
| Net Operating Income | \$400,832 | \$1,114,480 | | |
| Full Market Value | \$2,961,000 | \$8,236,000 | | |
| Market Value per SqFt | \$111.32 | \$103.01 | | |
| Distance from Condominium in miles | | 0.18 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot | 4-00570-7502 | 4-00904-0021 | 4-00678-0005 | 4-00573-0046 |
| Condominium Section | 0620-R1 | | | |
| Address | 23 31 AVENUE | 25 12 STREET | 40 BROADWAY | 27 ASTORIA BOULEVARD |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | ASTORIA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D7-ELEVATOR |
| Total Units | 15 | 28 | 12 | 27 |
| Year Built | 2008 | 2002 | 2005 | 2004 |
| Gross SqFt | 11,282 | 25,297 | 21,000 | 25,920 |
| Estimated Gross Income | \$226,881 | \$416,000 | \$423,588 | \$521,180 |
| Gross Income per SqFt | \$20.11 | \$16.44 | \$20.17 | \$20.11 |
| Estimated Expense | \$66,451 | \$191,360 | \$127,697 | \$152,684 |
| Expense SqFt | \$5.89 | \$7.56 | \$6.08 | \$5.89 |
| Net Operating Income | \$160,430 | \$224,640 | \$295,891 | \$368,496 |
| Full Market Value | \$1,160,002 | \$1,548,000 | \$2,141,000 | \$2,665,000 |
| Market Value per SqFt | \$102.82 | \$61.19 | \$101.95 | \$102.82 |
| Distance from Condominium in miles | | 0.61 | 0.68 | 0.36 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot | 4-00570-7503 | 4-00904-0021 | 4-00579-0070 | 4-00573-0046 |
| Condominium Section | 0723-R1 | | | |
| Address | 23 31 AVENUE | 25 12 STREET | 31 29 STREET | 27 ASTORIA BOULEVARD |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | ASTORIA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 26 | 28 | 44 | 27 |
| Year Built | 2008 | 2002 | 1971 | 2004 |
| Gross SqFt | 28,100 | 25,297 | 34,050 | 25,920 |
| Estimated Gross Income | \$565,091 | \$416,000 | \$694,517 | \$521,180 |
| Gross Income per SqFt | \$20.11 | \$16.44 | \$20.40 | \$20.11 |
| Estimated Expense | \$165,509 | \$191,360 | \$206,316 | \$152,684 |
| Expense SqFt | \$5.89 | \$7.56 | \$6.06 | \$5.89 |
| Net Operating Income | \$399,582 | \$224,640 | \$488,201 | \$368,496 |
| Full Market Value | \$2,719,999 | \$1,548,000 | \$3,541,000 | \$2,665,000 |
| Market Value per SqFt | \$96.80 | \$61.19 | \$103.99 | \$102.82 |
| Distance from Condominium in miles | | 0.61 | 0.17 | 0.36 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00570-7504 | 4-00576-0001 | | |
| Condominium Section | 0734-R1 | | | |
| Address | 30 CRESCENT STREET | 25 30 ROAD | | |
| Neighborhood | ASTORIA | ASTORIA | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 33 | 57 | | |
| Year Built | 2008 | 1929 | | |
| Gross SqFt | 37,111 | 39,764 | | |
| Estimated Gross Income | \$793,433 | \$850,156 | | |
| Gross Income per SqFt | \$21.38 | \$21.38 | | |
| Estimated Expense | \$259,035 | \$277,740 | | |
| Expense SqFt | \$6.98 | \$6.98 | | |
| Net Operating Income | \$534,398 | \$572,416 | | |
| Full Market Value | \$3,857,992 | \$4,191,000 | | |
| Market Value per SqFt | \$103.96 | \$105.40 | | |
| Distance from Condominium in miles | | 0.18 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00571-7501 | 4-00607-0018 | 4-00628-0012 | |
| Condominium Section | 0198-R1 | | | |
| Address | 23 30 ROAD | 34 30 STREET | 28 34 STREET | |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 85 | 82 | 61 | |
| Year Built | 1932 | 1931 | 1928 | |
| Gross SqFt | 61,600 | 62,790 | 52,300 | |
| Estimated Gross Income | \$941,248 | \$962,413 | \$796,316 | |
| Gross Income per SqFt | \$15.28 | \$15.33 | \$15.23 | |
| Estimated Expense | \$399,168 | \$286,459 | \$439,383 | |
| Expense SqFt | \$6.48 | \$4.56 | \$8.40 | |
| Net Operating Income | \$542,080 | \$675,954 | \$356,933 | |
| Full Market Value | \$3,656,999 | \$4,564,000 | \$2,406,000 | |
| Market Value per SqFt | \$59.37 | \$72.69 | \$46.00 | |
| Distance from Condominium in miles | | 0.59 | 0.46 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00573-7501 | 4-00576-0001 | | |
| Condominium Section | 0565-R1 | | | |
| Address | 25 NEWTOWN AVENUE | 25 30 ROAD | | |
| Neighborhood | ASTORIA | ASTORIA | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 30 | 57 | | |
| Year Built | 2006 | 1929 | | |
| Gross SqFt | 18,292 | 39,764 | | |
| Estimated Gross Income | \$391,083 | \$850,156 | | |
| Gross Income per SqFt | \$21.38 | \$21.38 | | |
| Estimated Expense | \$127,678 | \$277,740 | | |
| Expense SqFt | \$6.98 | \$6.98 | | |
| Net Operating Income | \$263,405 | \$572,416 | | |
| Full Market Value | \$1,929,003 | \$4,191,000 | | |
| Market Value per SqFt | \$105.46 | \$105.40 | | |
| Distance from Condominium in miles | | 0.21 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00576-7501 | 4-00578-0013 | 4-00628-0012 | |
| Condominium Section | 0136-R1 | | | |
| Address | 30 30 AVENUE | 30 CRESCENT STREET | 28 34 STREET | |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | |
| Building Classification | R9-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 88 | 72 | 61 | |
| Year Built | 1937 | 1956 | 1928 | |
| Gross SqFt | 67,704 | 73,600 | 52,300 | |
| Estimated Gross Income | \$1,025,716 | \$1,108,077 | \$796,316 | |
| Gross Income per SqFt | \$15.15 | \$15.06 | \$15.23 | |
| Estimated Expense | \$469,866 | \$520,796 | \$439,383 | |
| Expense SqFt | \$6.94 | \$7.08 | \$8.40 | |
| Net Operating Income | \$555,850 | \$587,281 | \$356,933 | |
| Full Market Value | \$3,740,000 | \$3,945,000 | \$2,406,000 | |
| Market Value per SqFt | \$55.24 | \$53.60 | \$46.00 | |
| Distance from Condominium in miles | | 0.14 | 0.34 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00577-7501 | 4-00583-0011 | 4-01131-0001 | |
| Condominium Section | 0087-R1 | | | |
| Address | 30 29 STREET | 34 CRESCENT STREET | 53 32 AVENUE | |
| Neighborhood | ASTORIA | ASTORIA | WOODSIDE | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | |
| Total Units | 125 | 120 | 113 | |
| Year Built | 1963 | 1964 | 1941 | |
| Gross SqFt | 99,600 | 103,850 | 108,384 | |
| Estimated Gross Income | \$1,489,020 | \$1,540,402 | \$1,631,810 | |
| Gross Income per SqFt | \$14.95 | \$14.83 | \$15.06 | |
| Estimated Expense | \$574,692 | \$670,017 | \$551,956 | |
| Expense SqFt | \$5.77 | \$6.45 | \$5.09 | |
| Net Operating Income | \$914,328 | \$870,385 | \$1,079,854 | |
| Full Market Value | \$6,126,981 | \$5,817,000 | \$7,254,000 | |
| Market Value per SqFt | \$61.52 | \$56.01 | \$66.93 | |
| Distance from Condominium in miles | | 0.56 | 1.16 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00579-7502 | 4-00578-0013 | 4-00607-0018 | |
| Condominium Section | 0224-R1 | | | |
| Address | 25 31 AVENUE | 30 CRESCENT STREET | 34 30 STREET | |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 74 | 72 | 82 | |
| Year Built | 1950 | 1956 | 1931 | |
| Gross SqFt | 55,000 | 73,600 | 62,790 | |
| Estimated Gross Income | \$836,000 | \$1,108,077 | \$962,413 | |
| Gross Income per SqFt | \$15.20 | \$15.06 | \$15.33 | |
| Estimated Expense | \$384,560 | \$520,796 | \$286,459 | |
| Expense SqFt | \$6.99 | \$7.08 | \$4.56 | |
| Net Operating Income | \$451,440 | \$587,281 | \$675,954 | |
| Full Market Value | \$3,040,998 | \$3,945,000 | \$4,564,000 | |
| Market Value per SqFt | \$55.29 | \$53.60 | \$72.69 | |
| Distance from Condominium in miles | | 0.14 | 0.36 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00589-7501 | 4-08847-0357 | 4-01314-0060 | |
| Condominium Section | 0782-R1 | | | |
| Address | 31 31 STREET | 86 FOREST PARKWAY | 51 SKILLMAN AVENUE | |
| Neighborhood | ASTORIA | WOODHAVEN | WOODSIDE | |
| Building Classification | RR-CONDOMINIUM | D1-ELEVATOR | C1-WALK-UP | |
| Total Units | 65 | 47 | 40 | |
| Year Built | 2007 | 1928 | 1928 | |
| Gross SqFt | 53,487 | 42,000 | 32,500 | |
| Estimated Gross Income | \$1,925,185 | \$596,529 | \$525,215 | |
| Gross Income per SqFt | \$35.99 | \$14.20 | \$16.16 | |
| Estimated Expense | \$350,339 | \$306,738 | \$169,596 | |
| Expense SqFt | \$6.55 | \$7.30 | \$5.22 | |
| Net Operating Income | \$1,574,846 | \$289,791 | \$355,619 | |
| Full Market Value | \$12,376,000 | \$1,910,000 | \$2,438,000 | |
| Market Value per SqFt | \$231.38 | \$45.48 | \$75.02 | |
| Distance from Condominium in miles | | 5.85 | 1.40 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot | 4-00593-7501 | 4-00904-0021 | 4-00678-0005 | 4-00573-0046 |
| Condominium Section | 0592-R1 | | | |
| Address | 30 30 STREET | 25 12 STREET | 40 BROADWAY | 27 ASTORIA BOULEVARD |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | ASTORIA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D7-ELEVATOR |
| Total Units | 11 | 28 | 12 | 27 |
| Year Built | 2007 | 2002 | 2005 | 2004 |
| Gross SqFt | 8,320 | 25,297 | 21,000 | 25,920 |
| Estimated Gross Income | \$167,315 | \$416,000 | \$423,588 | \$521,180 |
| Gross Income per SqFt | \$20.11 | \$16.44 | \$20.17 | \$20.11 |
| Estimated Expense | \$58,560 | \$191,360 | \$127,697 | \$152,684 |
| Expense SqFt | \$7.04 | \$7.56 | \$6.08 | \$5.89 |
| Net Operating Income | \$108,755 | \$224,640 | \$295,891 | \$368,496 |
| Full Market Value | \$787,001 | \$1,548,000 | \$2,141,000 | \$2,665,000 |
| Market Value per SqFt | \$94.59 | \$61.19 | \$101.95 | \$102.82 |
| Distance from Condominium in miles | | 0.73 | 0.50 | 0.29 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00613-7501 | 4-00578-0013 | 4-00581-0033 | 4-00579-0082 |
| Condominium Section | 0683-R1 | | | |
| Address | 31 31 STREET | 30 CRESCENT STREET | 33 CRESCENT STREET | 31 29 STREET |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | ASTORIA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 81 | 72 | 73 | 91 |
| Year Built | 1957 | 1956 | 1959 | 1940 |
| Gross SqFt | 82,760 | 73,600 | 76,956 | 85,422 |
| Estimated Gross Income | \$1,246,366 | \$1,108,077 | \$1,136,040 | \$1,348,383 |
| Gross Income per SqFt | \$15.06 | \$15.06 | \$14.76 | \$15.78 |
| Estimated Expense | \$453,525 | \$520,796 | \$515,242 | \$487,419 |
| Expense SqFt | \$5.48 | \$7.08 | \$6.70 | \$5.71 |
| Net Operating Income | \$792,841 | \$587,281 | \$620,798 | \$860,964 |
| Full Market Value | \$4,540,002 | \$3,945,000 | \$4,143,000 | \$5,861,000 |
| Market Value per SqFt | \$54.86 | \$53.60 | \$53.84 | \$68.61 |
| Distance from Condominium in miles | | 0.22 | 0.29 | 0.17 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00633-7501 | 4-01261-0058 | | |
| Condominium Section | 0694-R1 | | | |
| Address | 25 35 STREET | 34 74 STREET | | |
| Neighborhood | ASTORIA | JACKSON HEIGHTS | | |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | | |
| Total Units | 23 | 26 | | |
| Year Built | 2008 | 1962 | | |
| Gross SqFt | 15,420 | 17,256 | | |
| Estimated Gross Income | \$586,161 | \$356,568 | | |
| Gross Income per SqFt | \$38.01 | \$20.66 | | |
| Estimated Expense | \$216,880 | \$157,660 | | |
| Expense SqFt | \$14.06 | \$9.14 | | |
| Net Operating Income | \$369,281 | \$198,908 | | |
| Full Market Value | \$2,891,001 | \$1,266,000 | | |
| Market Value per SqFt | \$187.48 | \$73.37 | | |
| Distance from Condominium in miles | | 1.66 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00653-7502 | 4-00131-0011 | | |
| Condominium Section | 0688-R1 | | | |
| Address | 25 37 STREET | 41 50 STREET | | |
| Neighborhood | ASTORIA | SUNNYSIDE | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 18 | 40 | | |
| Year Built | 2008 | 1963 | | |
| Gross SqFt | 16,125 | 20,400 | | |
| Estimated Gross Income | \$348,300 | \$440,719 | | |
| Gross Income per SqFt | \$21.60 | \$21.60 | | |
| Estimated Expense | \$117,874 | \$149,082 | | |
| Expense SqFt | \$7.31 | \$7.31 | | |
| Net Operating Income | \$230,426 | \$291,637 | | |
| Full Market Value | \$1,691,001 | \$2,140,000 | | |
| Market Value per SqFt | \$104.87 | \$104.90 | | |
| Distance from Condominium in miles | | 1.53 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot | 4-00676-7501 | 4-00678-0005 | 4-00904-0021 | 4-00573-0046 |
| Condominium Section | 0599-R1 | | | |
| Address | 32 41 STREET | 40 BROADWAY | 25 12 STREET | 27 ASTORIA BOULEVARD |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | ASTORIA |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 19 | 12 | 28 | 27 |
| Year Built | 2005 | 2005 | 2002 | 2004 |
| Gross SqFt | 14,723 | 21,000 | 25,297 | 25,920 |
| Estimated Gross Income | \$296,080 | \$423,588 | \$416,000 | \$521,180 |
| Gross Income per SqFt | \$20.11 | \$20.17 | \$16.44 | \$20.11 |
| Estimated Expense | \$86,718 | \$127,697 | \$191,360 | \$152,684 |
| Expense SqFt | \$5.89 | \$6.08 | \$7.56 | \$5.89 |
| Net Operating Income | \$209,362 | \$295,891 | \$224,640 | \$368,496 |
| Full Market Value | \$1,514,001 | \$2,141,000 | \$1,548,000 | \$2,665,000 |
| Market Value per SqFt | \$102.83 | \$101.95 | \$61.19 | \$102.82 |
| Distance from Condominium in miles | | 0.19 | 1.32 | 0.89 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00769-7501 | 4-01274-0001 | 4-01264-0047 | |
| Condominium Section | 0631-R1 | | | |
| Address | 45 DITMARS BOULEVARD | 74 35 AVENUE | 34 77 STREET | |
| Neighborhood | ASTORIA | JACKSON HEIGHTS | JACKSON HEIGHTS | |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | D3-ELEVATOR | |
| Total Units | 201 | 210 | 135 | |
| Year Built | 1910 | 1954 | 1951 | |
| Gross SqFt | 194,780 | 147,000 | 106,800 | |
| Estimated Gross Income | \$3,858,592 | \$2,968,896 | \$2,073,419 | |
| Gross Income per SqFt | \$19.81 | \$20.20 | \$19.41 | |
| Estimated Expense | \$1,495,910 | \$1,217,247 | \$755,564 | |
| Expense SqFt | \$7.68 | \$8.28 | \$7.07 | |
| Net Operating Income | \$2,362,682 | \$1,751,649 | \$1,317,855 | |
| Full Market Value | \$17,031,015 | \$12,680,000 | \$9,459,000 | |
| Market Value per SqFt | \$87.44 | \$86.26 | \$88.57 | |
| Distance from Condominium in miles | | 1.50 | 1.43 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00807-7501 | 4-00619-0033 | 4-00842-0054 | |
| Condominium Section | 0358-R1 | | | |
| Address | 21 38 STREET | 31 28 ROAD | 23 29 STREET | |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 32 | 12 | 40 | |
| Year Built | 1992 | 1987 | 1931 | |
| Gross SqFt | 34,650 | 9,053 | 28,976 | |
| Estimated Gross Income | \$554,400 | \$128,941 | \$514,617 | |
| Gross Income per SqFt | \$16.00 | \$14.24 | \$17.76 | |
| Estimated Expense | \$237,699 | \$64,789 | \$190,037 | |
| Expense SqFt | \$6.86 | \$7.16 | \$6.56 | |
| Net Operating Income | \$316,701 | \$64,152 | \$324,580 | |
| Full Market Value | \$2,155,000 | \$420,000 | \$2,282,000 | |
| Market Value per SqFt | \$62.19 | \$46.39 | \$78.75 | |
| Distance from Condominium in miles | | 0.90 | 0.45 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00830-7501 | 4-01471-0012 | 4-00544-0007 | |
| Condominium Section | 0197-R1 | | | |
| Address | 21 33 STREET | 37 84 STREET | 23 NEWTOWN AVENUE | |
| Neighborhood | ASTORIA | JACKSON HEIGHTS | ASTORIA | |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 618 | 204 | 58 | |
| Year Built | 1932 | 1926 | 1928 | |
| Gross SqFt | 430,000 | 180,804 | 47,636 | |
| Estimated Gross Income | \$6,772,500 | \$2,585,921 | \$819,538 | |
| Gross Income per SqFt | \$15.75 | \$14.30 | \$17.20 | |
| Estimated Expense | \$3,048,700 | \$1,314,556 | \$329,218 | |
| Expense SqFt | \$7.09 | \$7.27 | \$6.91 | |
| Net Operating Income | \$3,723,800 | \$1,271,365 | \$490,320 | |
| Full Market Value | \$25,405,000 | \$8,125,000 | \$3,419,000 | |
| Market Value per SqFt | \$59.08 | \$44.94 | \$71.77 | |
| Distance from Condominium in miles | | 2.30 | 0.94 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00839-7502 | 4-03234-0051 | | |
| Condominium Section | 0692-R1 | | | |
| Address | 27 HOYT AVENUE SOUTH | 68 BURNS STREET | | |
| Neighborhood | ASTORIA | FOREST HILLS | | |
| Building Classification | RR-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 19 | 228 | | |
| Year Built | 2008 | 1929 | | |
| Gross SqFt | 16,540 | 174,480 | | |
| Estimated Gross Income | \$663,926 | \$3,342,775 | | |
| Gross Income per SqFt | \$40.14 | \$19.16 | | |
| Estimated Expense | \$239,013 | \$1,204,146 | | |
| Expense SqFt | \$14.45 | \$6.90 | | |
| Net Operating Income | \$424,913 | \$2,138,629 | | |
| Full Market Value | \$1,930,551 | \$15,305,000 | | |
| Market Value per SqFt | \$116.72 | \$87.72 | | |
| Distance from Condominium in miles | | 5.09 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-00872-7501 | 4-00627-0007 | | |
| Condominium Section | 0537-R1 | | | |
| Address | 25 23 STREET | 28 33 STREET | | |
| Neighborhood | ASTORIA | ASTORIA | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 8 | 46 | | |
| Year Built | 2006 | 1929 | | |
| Gross SqFt | 7,245 | 35,670 | | |
| Estimated Gross Income | \$129,541 | \$637,808 | | |
| Gross Income per SqFt | \$17.88 | \$17.88 | | |
| Estimated Expense | \$32,820 | \$161,763 | | |
| Expense SqFt | \$4.53 | \$4.53 | | |
| Net Operating Income | \$96,721 | \$476,045 | | |
| Full Market Value | \$681,001 | \$3,351,000 | | |
| Market Value per SqFt | \$94.00 | \$93.94 | | |
| Distance from Condominium in miles | | 0.47 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-00872-7502 | 4-01494-0029 | | |
| Condominium Section | 0824-R1 | | | |
| Address | 25 CRESCENT STREET | 41 74 STREET | | |
| Neighborhood | ASTORIA | ELMHURST | | |
| Building Classification | RR-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 12 | 47 | | |
| Year Built | 1931 | 1963 | | |
| Gross SqFt | 11,085 | 30,072 | | |
| Estimated Gross Income | \$212,389 | \$576,206 | | |
| Gross Income per SqFt | \$19.16 | \$19.16 | | |
| Estimated Expense | \$85,909 | \$233,162 | | |
| Expense SqFt | \$7.75 | \$7.75 | | |
| Net Operating Income | \$126,480 | \$343,044 | | |
| Full Market Value | \$913,000 | \$2,455,000 | | |
| Market Value per SqFt | \$82.36 | \$81.64 | | |
| Distance from Condominium in miles | | 2.60 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|-----------------------|----------------------|
| Boro-Block-Lot | 4-00904-7501 | 4-00904-0021 | 4-00900-0034 | 4-00573-0046 |
| Condominium Section | 0375-R1 | | | |
| Address | 25 12 STREET | 25 12 STREET | 12 ASTORIA PARK SOUTH | 27 ASTORIA BOULEVARD |
| Neighborhood | ASTORIA | ASTORIA | ASTORIA | ASTORIA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D8-ELEVATOR | D7-ELEVATOR |
| Total Units | 32 | 28 | 54 | 27 |
| Year Built | 1994 | 2002 | 1971 | 2004 |
| Gross SqFt | 17,250 | 25,297 | 37,932 | 25,920 |
| Estimated Gross Income | \$339,308 | \$416,000 | \$746,103 | \$521,180 |
| Gross Income per SqFt | \$19.67 | \$16.44 | \$19.67 | \$20.11 |
| Estimated Expense | \$139,035 | \$191,360 | \$305,902 | \$152,684 |
| Expense SqFt | \$8.06 | \$7.56 | \$8.06 | \$5.89 |
| Net Operating Income | \$200,273 | \$224,640 | \$440,201 | \$368,496 |
| Full Market Value | \$1,440,996 | \$1,548,000 | \$2,856,000 | \$2,665,000 |
| Market Value per SqFt | \$83.54 | \$61.19 | \$75.29 | \$102.82 |
| Distance from Condominium in miles | | 0.00 | 0.08 | 0.51 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00905-7501 | 4-01490-0018 | | |
| Condominium Section | 0319-R1 | | | |
| Address | 25 SHORE BOULEVARD | 79 41 AVENUE | | |
| Neighborhood | ASTORIA | ELMHURST | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 405 | 357 | | |
| Year Built | 1989 | 1958 | | |
| Gross SqFt | 372,700 | 313,120 | | |
| Estimated Gross Income | \$6,619,152 | \$5,559,660 | | |
| Gross Income per SqFt | \$17.76 | \$17.76 | | |
| Estimated Expense | \$2,873,517 | \$2,413,964 | | |
| Expense SqFt | \$7.71 | \$7.71 | | |
| Net Operating Income | \$3,745,635 | \$3,145,696 | | |
| Full Market Value | \$26,327,993 | \$22,108,000 | | |
| Market Value per SqFt | \$70.64 | \$70.61 | | |
| Distance from Condominium in miles | | 3.03 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00946-7501 | 4-00702-0053 | | |
| Condominium Section | 0100-R1 | | | |
| Address | 19 78 STREET | 25 44 STREET | | |
| Neighborhood | JACKSON HEIGHTS | ASTORIA | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 16 | 19 | | |
| Year Built | 1929 | 1929 | | |
| Gross SqFt | 14,361 | 14,372 | | |
| Estimated Gross Income | \$207,229 | \$207,323 | | |
| Gross Income per SqFt | \$14.43 | \$14.43 | | |
| Estimated Expense | \$105,553 | \$105,674 | | |
| Expense SqFt | \$7.35 | \$7.35 | | |
| Net Operating Income | \$101,676 | \$101,649 | | |
| Full Market Value | \$673,998 | \$673,000 | | |
| Market Value per SqFt | \$46.93 | \$46.83 | | |
| Distance from Condominium in miles | | 1.01 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00946-7501 | 4-00673-0042 | | |
| Condominium Section | 0100-R2 | | | |
| Address | 78 19 DRIVE | 34 41 STREET | | |
| Neighborhood | JACKSON HEIGHTS | ASTORIA | | |
| Building Classification | R2-CONDOMINIUM | C7-WALK-UP | | |
| Total Units | 150 | 79 | | |
| Year Built | 1929 | 1918 | | |
| Gross SqFt | 134,944 | 72,625 | | |
| Estimated Gross Income | \$2,007,967 | \$1,080,880 | | |
| Gross Income per SqFt | \$14.88 | \$14.88 | | |
| Estimated Expense | \$1,002,634 | \$539,947 | | |
| Expense SqFt | \$7.43 | \$7.43 | | |
| Net Operating Income | \$1,005,333 | \$540,933 | | |
| Full Market Value | \$6,726,972 | \$3,619,000 | | |
| Market Value per SqFt | \$49.85 | \$49.83 | | |
| Distance from Condominium in miles | | 1.90 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-00946-7501 | 4-01761-0012 | | |
| Condominium Section | 0100-R3 | | | |
| Address | 19 79 STREET | 37 99 STREET | | |
| Neighborhood | JACKSON HEIGHTS | CORONA | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 70 | 63 | | |
| Year Built | 1929 | 1928 | | |
| Gross SqFt | 63,140 | 42,102 | | |
| Estimated Gross Income | \$933,209 | \$622,440 | | |
| Gross Income per SqFt | \$14.78 | \$14.78 | | |
| Estimated Expense | \$498,806 | \$332,477 | | |
| Expense SqFt | \$7.90 | \$7.90 | | |
| Net Operating Income | \$434,403 | \$289,963 | | |
| Full Market Value | \$2,899,987 | \$1,936,000 | | |
| Market Value per SqFt | \$45.93 | \$45.98 | | |
| Distance from Condominium in miles | | 1.84 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-00946-7501 | 4-00832-0009 | | |
| Condominium Section | 0100-R4 | | | |
| Address | 19 80 STREET | 22 33 STREET | | |
| Neighborhood | JACKSON HEIGHTS | ASTORIA | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 34 | 32 | | |
| Year Built | 1929 | 1928 | | |
| Gross SqFt | 31,445 | 20,392 | | |
| Estimated Gross Income | \$458,154 | \$297,188 | | |
| Gross Income per SqFt | \$14.57 | \$14.57 | | |
| Estimated Expense | \$205,336 | \$133,086 | | |
| Expense SqFt | \$6.53 | \$6.53 | | |
| Net Operating Income | \$252,818 | \$164,102 | | |
| Full Market Value | \$1,597,218 | \$1,052,000 | | |
| Market Value per SqFt | \$50.79 | \$51.59 | | |
| Distance from Condominium in miles | | 1.08 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00946-7501 | 4-01402-0042 | 4-01444-0006 | |
| Condominium Section | 0100-R5 | | | |
| Address | 76 DITMARS BOULEVARD | 31 90 STREET | 34 84 STREET | |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 48 | 43 | 40 | |
| Year Built | 1929 | 1929 | 1927 | |
| Gross SqFt | 39,804 | 35,604 | 27,192 | |
| Estimated Gross Income | \$572,382 | \$493,525 | \$404,909 | |
| Gross Income per SqFt | \$14.38 | \$13.86 | \$14.89 | |
| Estimated Expense | \$273,852 | \$230,684 | \$230,143 | |
| Expense SqFt | \$6.88 | \$6.48 | \$8.46 | |
| Net Operating Income | \$298,530 | \$262,841 | \$174,766 | |
| Full Market Value | \$1,975,998 | \$1,464,000 | \$1,170,000 | |
| Market Value per SqFt | \$49.64 | \$41.12 | \$43.03 | |
| Distance from Condominium in miles | | 1.06 | 1.25 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00946-7501 | 4-01455-0041 | 4-01444-0032 | |
| Condominium Section | 0100-R6 | | | |
| Address | 77 DITMARS BOULEVARD | 34 94 STREET | 83 35 AVENUE | |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 92 | 104 | 63 | |
| Year Built | 1929 | 1929 | 1925 | |
| Gross SqFt | 83,680 | 78,088 | 53,248 | |
| Estimated Gross Income | \$1,205,829 | \$1,079,937 | \$798,408 | |
| Gross Income per SqFt | \$14.41 | \$13.83 | \$14.99 | |
| Estimated Expense | \$560,656 | \$565,673 | \$327,810 | |
| Expense SqFt | \$6.70 | \$7.24 | \$6.16 | |
| Net Operating Income | \$645,173 | \$514,264 | \$470,598 | |
| Full Market Value | \$4,259,278 | \$3,361,000 | \$3,156,000 | |
| Market Value per SqFt | \$50.90 | \$43.04 | \$59.27 | |
| Distance from Condominium in miles | | 1.46 | 1.25 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00946-7501 | 4-01304-0071 | 4-01761-0012 | |
| Condominium Section | 0100-R7 | | | |
| Address | 21 78 STREET | 72 41 AVENUE | 37 99 STREET | |
| Neighborhood | JACKSON HEIGHTS | ELMHURST | CORONA | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 70 | 63 | 63 | |
| Year Built | 1929 | 1928 | 1928 | |
| Gross SqFt | 58,333 | 55,560 | 42,102 | |
| Estimated Gross Income | \$835,912 | \$770,998 | \$622,440 | |
| Gross Income per SqFt | \$14.33 | \$13.88 | \$14.78 | |
| Estimated Expense | \$369,248 | \$264,025 | \$332,477 | |
| Expense SqFt | \$6.33 | \$4.75 | \$7.90 | |
| Net Operating Income | \$466,664 | \$506,973 | \$289,963 | |
| Full Market Value | \$2,964,475 | \$3,318,000 | \$1,936,000 | |
| Market Value per SqFt | \$50.82 | \$59.72 | \$45.98 | |
| Distance from Condominium in miles | | 1.65 | 1.76 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00946-7501 | 4-01402-0036 | 4-00673-0042 | |
| Condominium Section | 0100-R8 | | | |
| Address | 22 75 STREET | 31 90 STREET | 34 41 STREET | |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | ASTORIA | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C7-WALK-UP | |
| Total Units | 75 | 43 | 79 | |
| Year Built | 1929 | 1929 | 1918 | |
| Gross SqFt | 64,422 | 35,604 | 72,625 | |
| Estimated Gross Income | \$901,908 | \$466,625 | \$1,080,880 | |
| Gross Income per SqFt | \$14.00 | \$13.11 | \$14.88 | |
| Estimated Expense | \$406,503 | \$249,639 | \$539,947 | |
| Expense SqFt | \$6.31 | \$7.01 | \$7.43 | |
| Net Operating Income | \$495,405 | \$216,986 | \$540,933 | |
| Full Market Value | \$3,250,994 | \$1,346,000 | \$3,619,000 | |
| Market Value per SqFt | \$50.46 | \$37.80 | \$49.83 | |
| Distance from Condominium in miles | | 1.00 | 1.65 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-00946-7501 | 4-01471-0012 | | |
| Condominium Section | 0100-R9 | | | |
| Address | 22 76 STREET | 37 84 STREET | | |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 204 | 204 | | |
| Year Built | 1929 | 1926 | | |
| Gross SqFt | 174,093 | 180,804 | | |
| Estimated Gross Income | \$2,489,530 | \$2,585,921 | | |
| Gross Income per SqFt | \$14.30 | \$14.30 | | |
| Estimated Expense | \$1,265,656 | \$1,314,556 | | |
| Expense SqFt | \$7.27 | \$7.27 | | |
| Net Operating Income | \$1,223,874 | \$1,271,365 | | |
| Full Market Value | \$8,090,016 | \$8,125,000 | | |
| Market Value per SqFt | \$46.47 | \$44.94 | | |
| Distance from Condominium in miles | | 1.38 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01010-7501 | 4-01471-0012 | 4-06701-0001 | |
| Condominium Section | 0073-R1 | | | |
| Address | 22 79 STREET | 37 84 STREET | 150 72 ROAD | |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | FLUSHING-SOUTH | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C9-WALK-UP | |
| Total Units | 257 | 204 | 144 | |
| Year Built | 1952 | 1926 | 1950 | |
| Gross SqFt | 254,910 | 180,804 | 116,784 | |
| Estimated Gross Income | \$3,721,686 | \$2,585,921 | \$1,739,846 | |
| Gross Income per SqFt | \$14.60 | \$14.30 | \$14.90 | |
| Estimated Expense | \$1,799,665 | \$1,314,556 | \$798,870 | |
| Expense SqFt | \$7.06 | \$7.27 | \$6.84 | |
| Net Operating Income | \$1,922,021 | \$1,271,365 | \$940,976 | |
| Full Market Value | \$12,575,289 | \$8,125,000 | \$6,299,000 | |
| Market Value per SqFt | \$49.33 | \$44.94 | \$53.94 | |
| Distance from Condominium in miles | | 1.36 | 4.79 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01216-7501 | 4-01505-0076 | 4-01261-0058 | 4-00678-0005 |
| Condominium Section | 0742-R1 | | | |
| Address | 37 61 STREET | 40 ITHACA STREET | 34 74 STREET | 40 BROADWAY |
| Neighborhood | WOODSIDE | ELMHURST | JACKSON HEIGHTS | ASTORIA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | D7-ELEVATOR |
| Total Units | 18 | 21 | 26 | 12 |
| Year Built | 2008 | 1991 | 1962 | 2005 |
| Gross SqFt | 20,291 | 19,250 | 17,256 | 21,000 |
| Estimated Gross Income | \$409,269 | \$277,292 | \$356,568 | \$423,588 |
| Gross Income per SqFt | \$20.17 | \$14.40 | \$20.66 | \$20.17 |
| Estimated Expense | \$123,369 | \$141,725 | \$157,660 | \$127,697 |
| Expense SqFt | \$6.08 | \$7.36 | \$9.14 | \$6.08 |
| Net Operating Income | \$285,900 | \$135,567 | \$198,908 | \$295,891 |
| Full Market Value | \$1,962,784 | \$898,000 | \$1,266,000 | \$2,141,000 |
| Market Value per SqFt | \$96.73 | \$46.65 | \$73.37 | \$101.95 |
| Distance from Condominium in miles | | 1.05 | 0.58 | 1.17 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01222-7501 | 4-01505-0076 | 4-01261-0058 | 4-01485-0051 |
| Condominium Section | 0672-R1 | | | |
| Address | 68 37 ROAD | 40 ITHACA STREET | 34 74 STREET | 40 75 STREET |
| Neighborhood | WOODSIDE | ELMHURST | JACKSON HEIGHTS | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | D1-ELEVATOR |
| Total Units | 25 | 21 | 26 | 47 |
| Year Built | 1991 | 1991 | 1962 | 1962 |
| Gross SqFt | 17,606 | 19,250 | 17,256 | 30,100 |
| Estimated Gross Income | \$477,167 | \$277,292 | \$356,568 | \$593,041 |
| Gross Income per SqFt | \$27.10 | \$14.40 | \$20.66 | \$19.70 |
| Estimated Expense | \$34,846 | \$141,725 | \$157,660 | \$243,147 |
| Expense SqFt | \$1.98 | \$7.36 | \$9.14 | \$8.08 |
| Net Operating Income | \$442,321 | \$135,567 | \$198,908 | \$349,894 |
| Full Market Value | \$3,475,995 | \$898,000 | \$1,266,000 | \$2,520,000 |
| Market Value per SqFt | \$197.43 | \$46.65 | \$73.37 | \$83.72 |
| Distance from Condominium in miles | | 0.83 | 0.45 | 0.37 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01263-7501 | 4-01273-0044 | 4-01261-0035 | 4-01458-0046 |
| Condominium Section | 0096-R1 | | | |
| Address | 76 35 AVENUE | 35 73 STREET | 74 35 AVENUE | 35 84 STREET |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 96 | 107 | 96 | 108 |
| Year Built | 1939 | 1939 | 1935 | 1940 |
| Gross SqFt | 128,050 | 123,600 | 97,170 | 117,294 |
| Estimated Gross Income | \$1,566,052 | \$1,402,032 | \$1,231,106 | \$1,434,434 |
| Gross Income per SqFt | \$12.23 | \$11.34 | \$12.67 | \$12.23 |
| Estimated Expense | \$722,202 | \$707,223 | \$549,579 | \$661,231 |
| Expense SqFt | \$5.64 | \$5.72 | \$5.66 | \$5.64 |
| Net Operating Income | \$843,850 | \$694,809 | \$681,527 | \$773,203 |
| Full Market Value | \$5,278,016 | \$4,187,000 | \$4,320,000 | \$4,837,000 |
| Market Value per SqFt | \$41.22 | \$33.88 | \$44.46 | \$41.24 |
| Distance from Condominium in miles | | 0.20 | 0.10 | 0.42 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01266-7501 | 4-01456-0046 | 4-01456-0029 | 4-01246-0035 |
| Condominium Section | 0095-R1 | | | |
| Address | 79 35 AVENUE | 35 82 STREET | 35 83 STREET | 33 73 STREET |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 41 | 47 | 48 | 47 |
| Year Built | 1939 | 1938 | 1937 | 1936 |
| Gross SqFt | 50,996 | 46,854 | 46,854 | 49,800 |
| Estimated Gross Income | \$735,872 | \$675,925 | \$679,482 | \$712,223 |
| Gross Income per SqFt | \$14.43 | \$14.43 | \$14.50 | \$14.30 |
| Estimated Expense | \$360,577 | \$270,175 | \$232,462 | \$369,854 |
| Expense SqFt | \$7.07 | \$5.77 | \$4.96 | \$7.43 |
| Net Operating Income | \$375,295 | \$405,750 | \$447,020 | \$342,369 |
| Full Market Value | \$2,487,002 | \$2,688,000 | \$2,967,000 | \$2,263,000 |
| Market Value per SqFt | \$48.77 | \$57.37 | \$63.32 | \$45.44 |
| Distance from Condominium in miles | | 0.20 | 0.20 | 0.32 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01267-7501 | 4-01263-0044 | | |
| Condominium Section | 0602-R1 | | | |
| Address | 80 35 AVENUE | 34 35 AVENUE | | |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 96 | 122 | | |
| Year Built | 1942 | 1949 | | |
| Gross SqFt | 120,000 | 124,600 | | |
| Estimated Gross Income | \$1,714,800 | \$1,780,420 | | |
| Gross Income per SqFt | \$14.29 | \$14.29 | | |
| Estimated Expense | \$728,400 | \$756,753 | | |
| Expense SqFt | \$6.07 | \$6.07 | | |
| Net Operating Income | \$986,400 | \$1,023,667 | | |
| Full Market Value | \$6,517,000 | \$6,764,000 | | |
| Market Value per SqFt | \$54.31 | \$54.29 | | |
| Distance from Condominium in miles | | 0.20 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01268-7501 | 4-01260-0016 | 4-01275-0061 | 4-01456-0029 |
| Condominium Section | 0126-R1 | | | |
| Address | 34 82 STREET | 34 74 STREET | 35 75 STREET | 35 83 STREET |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 52 | 65 | 59 | 48 |
| Year Built | 1937 | 1937 | 1939 | 1937 |
| Gross SqFt | 66,083 | 66,138 | 60,000 | 46,854 |
| Estimated Gross Income | \$958,204 | \$989,200 | \$827,670 | \$679,482 |
| Gross Income per SqFt | \$14.50 | \$14.96 | \$13.79 | \$14.50 |
| Estimated Expense | \$469,520 | \$271,218 | \$242,882 | \$232,462 |
| Expense SqFt | \$7.11 | \$4.10 | \$4.05 | \$4.96 |
| Net Operating Income | \$488,684 | \$717,982 | \$584,788 | \$447,020 |
| Full Market Value | \$3,243,997 | \$3,653,000 | \$2,614,000 | \$2,967,000 |
| Market Value per SqFt | \$49.09 | \$55.23 | \$43.57 | \$63.32 |
| Distance from Condominium in miles | | 0.39 | 0.33 | 0.15 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01270-7501 | 4-01249-0018 | 4-01273-0001 | 4-01489-0018 |
| Condominium Section | 0083-R1 | | | |
| Address | 35 LEVERICH STREET | 33 77 STREET | 73 35 AVENUE | 40 79 STREET |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 214 | 216 | 198 | 192 |
| Year Built | 1964 | 1951 | 1940 | 1956 |
| Gross SqFt | 214,300 | 176,000 | 194,450 | 176,480 |
| Estimated Gross Income | \$3,253,074 | \$2,781,763 | \$2,952,600 | \$2,605,569 |
| Gross Income per SqFt | \$15.18 | \$15.81 | \$15.18 | \$14.76 |
| Estimated Expense | \$1,405,808 | \$1,111,089 | \$1,275,634 | \$1,143,071 |
| Expense SqFt | \$6.56 | \$6.31 | \$6.56 | \$6.48 |
| Net Operating Income | \$1,847,266 | \$1,670,674 | \$1,676,966 | \$1,462,498 |
| Full Market Value | \$12,437,006 | \$11,384,000 | \$11,292,000 | \$9,761,000 |
| Market Value per SqFt | \$58.04 | \$64.68 | \$58.07 | \$55.31 |
| Distance from Condominium in miles | | 0.40 | 0.17 | 0.51 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01277-7501 | 4-01283-0048 | 4-01432-0039 | |
| Condominium Section | 0066-R1 | | | |
| Address | 35 78 STREET | 37 72 STREET | 33 84 STREET | |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 57 | 60 | 48 | |
| Year Built | 1937 | 1927 | 1932 | |
| Gross SqFt | 64,010 | 61,830 | 53,400 | |
| Estimated Gross Income | \$714,992 | \$710,185 | \$578,953 | |
| Gross Income per SqFt | \$11.17 | \$11.49 | \$10.84 | |
| Estimated Expense | \$342,454 | \$309,728 | \$303,604 | |
| Expense SqFt | \$5.35 | \$5.01 | \$5.69 | |
| Net Operating Income | \$372,538 | \$400,457 | \$275,349 | |
| Full Market Value | \$2,209,913 | \$2,069,000 | \$1,488,000 | |
| Market Value per SqFt | \$34.52 | \$33.46 | \$27.87 | |
| Distance from Condominium in miles | | 0.29 | 0.44 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01298-7501 | 4-01497-0045 | | |
| Condominium Section | 0640-R1 | | | |
| Address | 41 66 STREET | 77 WOODSIDE AVENUE | | |
| Neighborhood | WOODSIDE | ELMHURST | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 16 | 19 | | |
| Year Built | 2008 | 1964 | | |
| Gross SqFt | 11,126 | 11,148 | | |
| Estimated Gross Income | \$244,995 | \$245,518 | | |
| Gross Income per SqFt | \$22.02 | \$22.02 | | |
| Estimated Expense | \$93,125 | \$93,297 | | |
| Expense SqFt | \$8.37 | \$8.37 | | |
| Net Operating Income | \$151,870 | \$152,221 | | |
| Full Market Value | \$1,118,000 | \$943,000 | | |
| Market Value per SqFt | \$100.49 | \$84.59 | | |
| Distance from Condominium in miles | | 0.56 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01307-7501 | 4-01349-0016 | 4-01487-0011 | 4-01473-0070 |
| Condominium Section | 0279-R1 | | | |
| Address | 41 68 STREET | 70 WOODSIDE AVENUE | 40 77 STREET | 37 85 STREET |
| Neighborhood | WOODSIDE | ELMHURST | ELMHURST | JACKSON HEIGHTS |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 16 | 24 | 18 | 17 |
| Year Built | 1986 | 1961 | 1961 | 1923 |
| Gross SqFt | 15,633 | 13,772 | 10,076 | 11,470 |
| Estimated Gross Income | \$275,297 | \$245,886 | \$170,942 | \$201,991 |
| Gross Income per SqFt | \$17.61 | \$17.85 | \$16.97 | \$17.61 |
| Estimated Expense | \$108,180 | \$91,737 | \$68,319 | \$79,342 |
| Expense SqFt | \$6.92 | \$6.66 | \$6.78 | \$6.92 |
| Net Operating Income | \$167,117 | \$154,149 | \$102,623 | \$122,649 |
| Full Market Value | \$1,171,998 | \$1,085,000 | \$713,000 | \$860,000 |
| Market Value per SqFt | \$74.97 | \$78.78 | \$70.76 | \$74.98 |
| Distance from Condominium in miles | | 0.19 | 0.47 | 0.93 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01307-7502 | 4-01505-0076 | 4-01986-0039 | 4-01494-0029 |
| Condominium Section | 0823-R1 | | | |
| Address | 41 67 STREET | 40 ITHACA STREET | 42 108 STREET | 41 74 STREET |
| Neighborhood | WOODSIDE | ELMHURST | CORONA | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D9-ELEVATOR | D1-ELEVATOR |
| Total Units | 15 | 21 | 13 | 47 |
| Year Built | 2007 | 1991 | 2008 | 1963 |
| Gross SqFt | 10,256 | 19,250 | 12,293 | 30,072 |
| Estimated Gross Income | \$351,799 | \$277,292 | \$171,682 | \$576,206 |
| Gross Income per SqFt | \$34.30 | \$14.40 | \$13.97 | \$19.16 |
| Estimated Expense | \$115,072 | \$141,725 | \$50,576 | \$233,162 |
| Expense SqFt | \$11.22 | \$7.36 | \$4.11 | \$7.75 |
| Net Operating Income | \$236,727 | \$135,567 | \$121,106 | \$343,044 |
| Full Market Value | \$1,790,000 | \$898,000 | \$796,000 | \$2,455,000 |
| Market Value per SqFt | \$174.53 | \$46.65 | \$64.75 | \$81.64 |
| Distance from Condominium in miles | | 0.82 | 2.01 | 0.35 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01310-7501 | 4-02869-0107 | | |
| Condominium Section | 0211-R1 | | | |
| Address | 41 71 STREET | 86 56 AVENUE | | |
| Neighborhood | ELMHURST | ELMHURST | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 16 | 12 | | |
| Year Built | 1988 | 1972 | | |
| Gross SqFt | 12,682 | 8,656 | | |
| Estimated Gross Income | \$198,854 | \$135,720 | | |
| Gross Income per SqFt | \$15.68 | \$15.68 | | |
| Estimated Expense | \$97,438 | \$57,002 | | |
| Expense SqFt | \$7.68 | \$6.59 | | |
| Net Operating Income | \$101,416 | \$78,718 | | |
| Full Market Value | \$689,001 | \$535,000 | | |
| Market Value per SqFt | \$54.33 | \$61.81 | | |
| Distance from Condominium in miles | | 1.20 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01310-7503 | 4-01496-0056 | 4-01304-0025 | |
| Condominium Section | 0387-R1 | | | |
| Address | 41 71 STREET | 41 76 STREET | 40 72 STREET | |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 20 | 52 | 46 | |
| Year Built | 1991 | 1963 | 1965 | |
| Gross SqFt | 16,000 | 33,901 | 33,064 | |
| Estimated Gross Income | \$260,800 | \$556,089 | \$535,744 | |
| Gross Income per SqFt | \$16.30 | \$16.40 | \$16.20 | |
| Estimated Expense | \$114,400 | \$204,522 | \$273,229 | |
| Expense SqFt | \$7.15 | \$6.03 | \$8.26 | |
| Net Operating Income | \$146,400 | \$351,567 | \$262,515 | |
| Full Market Value | \$1,006,000 | \$2,420,000 | \$1,801,000 | |
| Market Value per SqFt | \$62.88 | \$71.38 | \$54.47 | |
| Distance from Condominium in miles | | 0.31 | 0.17 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01312-7501 | 4-01349-0016 | 4-01497-0048 | 4-01473-0070 |
| Condominium Section | 0287-R1 | | | |
| Address | 41 73 STREET | 70 WOODSIDE AVENUE | 41 77 STREET | 37 85 STREET |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | JACKSON HEIGHTS |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C7-WALK-UP | C1-WALK-UP |
| Total Units | 12 | 24 | 18 | 17 |
| Year Built | 1987 | 1961 | 1964 | 1923 |
| Gross SqFt | 7,591 | 13,772 | 10,382 | 11,470 |
| Estimated Gross Income | \$135,499 | \$245,886 | \$185,388 | \$201,991 |
| Gross Income per SqFt | \$17.85 | \$17.85 | \$17.86 | \$17.61 |
| Estimated Expense | \$62,330 | \$91,737 | \$65,723 | \$79,342 |
| Expense SqFt | \$8.21 | \$6.66 | \$6.33 | \$6.92 |
| Net Operating Income | \$73,169 | \$154,149 | \$119,665 | \$122,649 |
| Full Market Value | \$515,000 | \$1,085,000 | \$842,000 | \$860,000 |
| Market Value per SqFt | \$67.84 | \$78.78 | \$81.10 | \$74.98 |
| Distance from Condominium in miles | | 0.14 | 0.26 | 0.71 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01336-7501 | 4-01229-0034 | 4-00673-0038 | |
| Condominium Section | 0344-R1 | | | |
| Address | 61 WOODSIDE AVENUE | 39 58 STREET | 41 STREET | |
| Neighborhood | WOODSIDE | WOODSIDE | ASTORIA | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 68 | 36 | 17 | |
| Year Built | 1992 | 1929 | 2004 | |
| Gross SqFt | 45,000 | 27,068 | 17,805 | |
| Estimated Gross Income | \$738,450 | \$422,661 | \$306,438 | |
| Gross Income per SqFt | \$16.41 | \$15.61 | \$17.21 | |
| Estimated Expense | \$339,687 | \$207,611 | \$102,413 | |
| Expense SqFt | \$7.55 | \$7.67 | \$5.75 | |
| Net Operating Income | \$398,763 | \$215,050 | \$204,025 | |
| Full Market Value | \$2,649,901 | \$1,099,000 | \$1,423,000 | |
| Market Value per SqFt | \$58.89 | \$40.60 | \$79.92 | |
| Distance from Condominium in miles | | 0.25 | 1.26 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01337-7501 | 4-01336-0052 | 4-01336-0032 | 4-02431-0023 |
| Condominium Section | 0116-R1 | | | |
| Address | 62 WOODSIDE AVENUE | 40 62 STREET | 40 61 STREET | 46 67 STREET |
| Neighborhood | WOODSIDE | WOODSIDE | WOODSIDE | MASPETH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D3-ELEVATOR |
| Total Units | 63 | 56 | 56 | 112 |
| Year Built | 1986 | 1963 | 1963 | 1973 |
| Gross SqFt | 62,254 | 42,924 | 42,924 | 62,500 |
| Estimated Gross Income | \$1,037,774 | \$715,636 | \$762,015 | \$1,034,475 |
| Gross Income per SqFt | \$16.67 | \$16.67 | \$17.75 | \$16.55 |
| Estimated Expense | \$477,376 | \$191,904 | \$312,426 | \$434,480 |
| Expense SqFt | \$7.67 | \$4.47 | \$7.28 | \$6.95 |
| Net Operating Income | \$560,398 | \$523,732 | \$449,589 | \$599,995 |
| Full Market Value | \$3,874,991 | \$3,621,000 | \$2,916,000 | \$4,140,000 |
| Market Value per SqFt | \$62.24 | \$84.36 | \$67.93 | \$66.24 |
| Distance from Condominium in miles | | 0.05 | 0.05 | 0.38 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01337-7502 | 4-01505-0076 | 4-01339-0028 | 4-01261-0058 |
| Condominium Section | 0483-R1 | | | |
| Address | 41 63 STREET | 40 ITHACA STREET | 43 63 STREET | 34 74 STREET |
| Neighborhood | WOODSIDE | ELMHURST | WOODSIDE | JACKSON HEIGHTS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D3-ELEVATOR |
| Total Units | 24 | 21 | 56 | 26 |
| Year Built | 2005 | 1991 | 1973 | 1962 |
| Gross SqFt | 20,298 | 19,250 | 41,860 | 17,256 |
| Estimated Gross Income | \$399,465 | \$277,292 | \$823,885 | \$356,568 |
| Gross Income per SqFt | \$19.68 | \$14.40 | \$19.68 | \$20.66 |
| Estimated Expense | \$149,190 | \$141,725 | \$307,652 | \$157,660 |
| Expense SqFt | \$7.35 | \$7.36 | \$7.35 | \$9.14 |
| Net Operating Income | \$250,275 | \$135,567 | \$516,233 | \$198,908 |
| Full Market Value | \$1,801,002 | \$898,000 | \$3,716,000 | \$1,266,000 |
| Market Value per SqFt | \$88.73 | \$46.65 | \$88.77 | \$73.37 |
| Distance from Condominium in miles | | 1.08 | 0.11 | 0.80 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01337-7503 | 4-01505-0076 | 4-01339-0028 | 4-01261-0058 |
| Condominium Section | 0504-R1 | | | |
| Address | 40 BEACH 62 STREET | 40 ITHACA STREET | 43 63 STREET | 34 74 STREET |
| Neighborhood | WOODSIDE | ELMHURST | WOODSIDE | JACKSON HEIGHTS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D3-ELEVATOR |
| Total Units | 28 | 21 | 56 | 26 |
| Year Built | 2005 | 1991 | 1973 | 1962 |
| Gross SqFt | 19,625 | 19,250 | 41,860 | 17,256 |
| Estimated Gross Income | \$386,220 | \$277,292 | \$823,885 | \$356,568 |
| Gross Income per SqFt | \$19.68 | \$14.40 | \$19.68 | \$20.66 |
| Estimated Expense | \$144,244 | \$141,725 | \$307,652 | \$157,660 |
| Expense SqFt | \$7.35 | \$7.36 | \$7.35 | \$9.14 |
| Net Operating Income | \$241,976 | \$135,567 | \$516,233 | \$198,908 |
| Full Market Value | \$1,741,000 | \$898,000 | \$3,716,000 | \$1,266,000 |
| Market Value per SqFt | \$88.71 | \$46.65 | \$88.77 | \$73.37 |
| Distance from Condominium in miles | | 1.08 | 0.11 | 0.80 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01433-7501 | 4-01448-0032 | 4-01446-0033 | 4-01251-0030 |
| Condominium Section | 0064-R1 | | | |
| Address | 85 34 AVENUE | 87 35 AVENUE | 85 35 AVENUE | 78 34 AVENUE |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 89 | 84 | 90 | 96 |
| Year Built | 1951 | 1951 | 1952 | 1950 |
| Gross SqFt | 73,800 | 79,012 | 83,238 | 90,950 |
| Estimated Gross Income | \$946,854 | \$998,103 | \$1,111,215 | \$1,166,646 |
| Gross Income per SqFt | \$12.83 | \$12.63 | \$13.35 | \$12.83 |
| Estimated Expense | \$330,624 | \$473,818 | \$458,116 | \$407,890 |
| Expense SqFt | \$4.48 | \$6.00 | \$5.50 | \$4.48 |
| Net Operating Income | \$616,230 | \$524,285 | \$653,099 | \$758,756 |
| Full Market Value | \$3,923,996 | \$3,318,000 | \$4,217,000 | \$4,830,000 |
| Market Value per SqFt | \$53.17 | \$41.99 | \$50.66 | \$53.11 |
| Distance from Condominium in miles | | 0.17 | 0.13 | 0.35 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01443-7501 | 4-01443-0033 | 4-01292-0056 | 4-01456-0029 |
| Condominium Section | 0099-R1 | | | |
| Address | 34 83 STREET | 82 35 AVENUE | 37 81 STREET | 35 83 STREET |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 52 | 49 | 59 | 48 |
| Year Built | 1929 | 1936 | 1926 | 1937 |
| Gross SqFt | 60,900 | 52,422 | 57,920 | 46,854 |
| Estimated Gross Income | \$842,247 | \$710,049 | \$801,192 | \$679,482 |
| Gross Income per SqFt | \$13.83 | \$13.54 | \$13.83 | \$14.50 |
| Estimated Expense | \$395,850 | \$262,845 | \$376,191 | \$232,462 |
| Expense SqFt | \$6.50 | \$5.01 | \$6.50 | \$4.96 |
| Net Operating Income | \$446,397 | \$447,204 | \$425,001 | \$447,020 |
| Full Market Value | \$2,917,999 | \$2,901,000 | \$2,777,000 | \$2,967,000 |
| Market Value per SqFt | \$47.91 | \$55.34 | \$47.95 | \$63.32 |
| Distance from Condominium in miles | | 0.00 | 0.29 | 0.14 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01452-7501 | 4-01455-0055 | 4-01476-0058 | 4-01476-0052 |
| Condominium Section | 0219-R1 | | | |
| Address | 91 34 AVENUE | 94 34 ROAD | 37 88 STREET | 37 88 STREET |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS | JACKSON HEIGHTS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 60 | 59 | 60 | 53 |
| Year Built | 1928 | 1928 | 1928 | 1929 |
| Gross SqFt | 49,392 | 46,662 | 50,968 | 45,532 |
| Estimated Gross Income | \$724,087 | \$684,167 | \$647,711 | \$686,393 |
| Gross Income per SqFt | \$14.66 | \$14.66 | \$12.71 | \$15.07 |
| Estimated Expense | \$306,230 | \$289,295 | \$334,276 | \$342,508 |
| Expense SqFt | \$6.20 | \$6.20 | \$6.56 | \$7.52 |
| Net Operating Income | \$417,857 | \$394,872 | \$313,435 | \$343,885 |
| Full Market Value | \$2,783,002 | \$2,630,000 | \$1,988,000 | \$2,311,000 |
| Market Value per SqFt | \$56.35 | \$56.36 | \$39.00 | \$50.76 |
| Distance from Condominium in miles | | 0.17 | 0.32 | 0.32 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01462-7501 | 4-01526-0001 | | |
| Condominium Section | 0223-R1 | | | |
| Address | 35 89 STREET | 80 BROADWAY | | |
| Neighborhood | JACKSON HEIGHTS | ELMHURST | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 88 | 71 | | |
| Year Built | 1927 | 1930 | | |
| Gross SqFt | 82,000 | 73,995 | | |
| Estimated Gross Income | \$1,104,540 | \$996,857 | | |
| Gross Income per SqFt | \$13.47 | \$13.47 | | |
| Estimated Expense | \$392,780 | \$354,465 | | |
| Expense SqFt | \$4.79 | \$4.79 | | |
| Net Operating Income | \$711,760 | \$642,392 | | |
| Full Market Value | \$4,610,000 | \$4,161,000 | | |
| Market Value per SqFt | \$56.22 | \$56.23 | | |
| Distance from Condominium in miles | | 0.69 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01469-7501 | 4-01453-0010 | 4-01786-0017 | |
| Condominium Section | 0499-R1 | | | |
| Address | 35 JUNCTION BOULEVARD | 92 34 AVENUE | 39 114 STREET | |
| Neighborhood | JACKSON HEIGHTS | JACKSON HEIGHTS | CORONA | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | |
| Total Units | 62 | 96 | 70 | |
| Year Built | 2006 | 1963 | 1965 | |
| Gross SqFt | 46,128 | 59,723 | 40,936 | |
| Estimated Gross Income | \$835,378 | \$1,023,296 | \$781,455 | |
| Gross Income per SqFt | \$18.11 | \$17.13 | \$19.09 | |
| Estimated Expense | \$367,640 | \$413,868 | \$368,951 | |
| Expense SqFt | \$7.97 | \$6.93 | \$9.01 | |
| Net Operating Income | \$467,738 | \$609,428 | \$412,504 | |
| Full Market Value | \$3,302,998 | \$4,245,000 | \$2,601,000 | |
| Market Value per SqFt | \$71.61 | \$71.08 | \$63.54 | |
| Distance from Condominium in miles | | 0.21 | 0.94 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01485-7501 | 4-01305-0001 | | |
| Condominium Section | 0731-R1 | | | |
| Address | 40 75 STREET | 73 73 STREET | | |
| Neighborhood | ELMHURST | ELMHURST | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 58 | 41 | | |
| Year Built | 2008 | 1950 | | |
| Gross SqFt | 44,941 | 25,000 | | |
| Estimated Gross Income | \$958,592 | \$533,315 | | |
| Gross Income per SqFt | \$21.33 | \$21.33 | | |
| Estimated Expense | \$335,507 | \$228,923 | | |
| Expense SqFt | \$7.47 | \$9.16 | | |
| Net Operating Income | \$623,085 | \$304,392 | | |
| Full Market Value | \$4,960,005 | \$2,227,000 | | |
| Market Value per SqFt | \$110.37 | \$89.08 | | |
| Distance from Condominium in miles | | 0.05 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01486-7501 | 4-01305-0001 | | |
| Condominium Section | 0503-R1 | | | |
| Address | 40 76 STREET | 73 73 STREET | | |
| Neighborhood | ELMHURST | ELMHURST | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 12 | 41 | | |
| Year Built | 2004 | 1950 | | |
| Gross SqFt | 22,574 | 25,000 | | |
| Estimated Gross Income | \$481,503 | \$533,315 | | |
| Gross Income per SqFt | \$21.33 | \$21.33 | | |
| Estimated Expense | \$206,778 | \$228,923 | | |
| Expense SqFt | \$9.16 | \$9.16 | | |
| Net Operating Income | \$274,725 | \$304,392 | | |
| Full Market Value | \$2,011,001 | \$2,227,000 | | |
| Market Value per SqFt | \$89.08 | \$89.08 | | |
| Distance from Condominium in miles | | 0.10 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01492-7501 | 4-01505-0076 | 4-01518-0047 | 4-01261-0058 |
| Condominium Section | 0185-R1 | | | |
| Address | 81 41 AVENUE | 40 ITHACA STREET | 85 ELMHURST AVENUE | 34 74 STREET |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | JACKSON HEIGHTS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D3-ELEVATOR |
| Total Units | 22 | 21 | 21 | 26 |
| Year Built | 1987 | 1991 | 1992 | 1962 |
| Gross SqFt | 20,652 | 19,250 | 19,101 | 17,256 |
| Estimated Gross Income | \$297,389 | \$277,292 | \$244,411 | \$356,568 |
| Gross Income per SqFt | \$14.40 | \$14.40 | \$12.80 | \$20.66 |
| Estimated Expense | \$151,999 | \$141,725 | \$100,122 | \$157,660 |
| Expense SqFt | \$7.36 | \$7.36 | \$5.24 | \$9.14 |
| Net Operating Income | \$145,390 | \$135,567 | \$144,289 | \$198,908 |
| Full Market Value | \$963,000 | \$898,000 | \$919,000 | \$1,266,000 |
| Market Value per SqFt | \$46.63 | \$46.65 | \$48.11 | \$73.37 |
| Distance from Condominium in miles | | 0.13 | 0.32 | 0.54 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01505-7501 | 4-01504-0080 | 4-01504-0074 | 4-01504-0068 |
| Condominium Section | 0291-R1 | | | |
| Address | 40 ITHACA STREET | 40 HAMPTON STREET | 40 HAMPTON STREET | 40 HAMPTON STREET |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 65 | 60 | 60 | 60 |
| Year Built | 1937 | 1939 | 1939 | 1939 |
| Gross SqFt | 51,890 | 57,000 | 57,000 | 57,000 |
| Estimated Gross Income | \$807,927 | \$887,650 | \$884,178 | \$918,772 |
| Gross Income per SqFt | \$15.57 | \$15.57 | \$15.51 | \$16.12 |
| Estimated Expense | \$311,340 | \$341,932 | \$330,527 | \$329,051 |
| Expense SqFt | \$6.00 | \$6.00 | \$5.80 | \$5.77 |
| Net Operating Income | \$496,587 | \$545,718 | \$553,651 | \$589,721 |
| Full Market Value | \$3,368,000 | \$3,237,000 | \$3,751,000 | \$4,041,000 |
| Market Value per SqFt | \$64.91 | \$56.79 | \$65.81 | \$70.89 |
| Distance from Condominium in miles | | 0.05 | 0.05 | 0.05 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01507-7501 | 4-01584-0007 | 4-01606-0052 | 4-01516-0041 |
| Condominium Section | 0373-R1 | | | |
| Address | 41 JUDGE STREET | 46 88 STREET | 40 97 STREET | 42 JUDGE STREET |
| Neighborhood | ELMHURST | ELMHURST | CORONA | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 9 | 17 | 16 | 21 |
| Year Built | 1994 | 2001 | 1990 | 1964 |
| Gross SqFt | 6,295 | 14,862 | 12,304 | 12,992 |
| Estimated Gross Income | \$96,188 | \$250,668 | \$180,138 | \$198,471 |
| Gross Income per SqFt | \$15.28 | \$16.87 | \$14.64 | \$15.28 |
| Estimated Expense | \$39,847 | \$101,427 | \$65,269 | \$82,295 |
| Expense SqFt | \$6.33 | \$6.82 | \$5.30 | \$6.33 |
| Net Operating Income | \$56,341 | \$149,241 | \$114,869 | \$116,176 |
| Full Market Value | \$379,998 | \$1,035,000 | \$765,000 | \$773,000 |
| Market Value per SqFt | \$60.37 | \$69.64 | \$62.17 | \$59.50 |
| Distance from Condominium in miles | | 0.35 | 0.81 | 0.11 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01507-7502 | 4-01505-0076 | 4-01986-0039 | 4-01261-0058 |
| Condominium Section | 0637-R1 | | | |
| Address | 81 BAXTER AVENUE | 40 ITHACA STREET | 42 108 STREET | 34 74 STREET |
| Neighborhood | ELMHURST | ELMHURST | CORONA | JACKSON HEIGHTS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D9-ELEVATOR | D3-ELEVATOR |
| Total Units | 21 | 21 | 13 | 26 |
| Year Built | 2006 | 1991 | 2008 | 1962 |
| Gross SqFt | 15,037 | 19,250 | 12,293 | 17,256 |
| Estimated Gross Income | \$446,440 | \$277,292 | \$171,682 | \$356,568 |
| Gross Income per SqFt | \$29.69 | \$14.40 | \$13.97 | \$20.66 |
| Estimated Expense | \$168,715 | \$141,725 | \$50,576 | \$157,660 |
| Expense SqFt | \$11.22 | \$7.36 | \$4.11 | \$9.14 |
| Net Operating Income | \$277,725 | \$135,567 | \$121,106 | \$198,908 |
| Full Market Value | \$2,099,998 | \$898,000 | \$796,000 | \$1,266,000 |
| Market Value per SqFt | \$139.66 | \$46.65 | \$64.75 | \$73.37 |
| Distance from Condominium in miles | | 0.10 | 1.28 | 0.64 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01509-7501 | 4-01509-0057 | 4-01526-0001 | 4-01512-0026 |
| Condominium Section | 0147-R1 | | | |
| Address | 82 BRITTON AVENUE | 82 BRITTON AVENUE | 80 BROADWAY | 88 ELMHURST AVENUE |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 82 | 72 | 71 | 84 |
| Year Built | 1939 | 1928 | 1930 | 1938 |
| Gross SqFt | 84,057 | 78,128 | 73,995 | 99,383 |
| Estimated Gross Income | \$1,132,248 | \$1,144,941 | \$996,857 | \$1,139,264 |
| Gross Income per SqFt | \$13.47 | \$14.65 | \$13.47 | \$11.46 |
| Estimated Expense | \$554,802 | \$538,122 | \$354,465 | \$528,575 |
| Expense SqFt | \$6.60 | \$6.89 | \$4.79 | \$5.32 |
| Net Operating Income | \$577,446 | \$606,819 | \$642,392 | \$610,689 |
| Full Market Value | \$3,740,002 | \$4,041,000 | \$4,161,000 | \$3,724,000 |
| Market Value per SqFt | \$44.49 | \$51.72 | \$56.23 | \$37.47 |
| Distance from Condominium in miles | | 0.00 | 0.10 | 0.35 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01517-7501 | 4-01497-0045 | 4-01285-0065 | |
| Condominium Section | 0730-R1 | | | |
| Address | 83 VIETOR AVENUE | 77 WOODSIDE AVENUE | 37 75 STREET | |
| Neighborhood | ELMHURST | ELMHURST | JACKSON HEIGHTS | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C7-WALK-UP | |
| Total Units | 8 | 19 | 17 | |
| Year Built | 2008 | 1964 | 1964 | |
| Gross SqFt | 7,500 | 11,148 | 9,380 | |
| Estimated Gross Income | \$166,425 | \$245,518 | \$209,765 | |
| Gross Income per SqFt | \$22.19 | \$22.02 | \$22.36 | |
| Estimated Expense | \$41,606 | \$93,297 | \$82,442 | |
| Expense SqFt | \$5.55 | \$8.37 | \$8.79 | |
| Net Operating Income | \$124,819 | \$152,221 | \$127,323 | |
| Full Market Value | \$820,998 | \$943,000 | \$872,000 | |
| Market Value per SqFt | \$109.47 | \$84.59 | \$92.96 | |
| Distance from Condominium in miles | | 0.33 | 0.60 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01518-7501 | 4-01525-0030 | 4-01312-0010 | 4-01581-0028 |
| Condominium Section | 0089-R1 | | | |
| Address | 84 ELMHURST AVENUE | 42 80 STREET | 72 41 AVENUE | 86 ST JAMES AVENUE |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 144 | 136 | 143 | 125 |
| Year Built | 1954 | 1955 | 1955 | 1963 |
| Gross SqFt | 144,300 | 111,500 | 128,535 | 116,538 |
| Estimated Gross Income | \$2,155,842 | \$1,822,010 | \$1,920,147 | \$1,627,834 |
| Gross Income per SqFt | \$14.94 | \$16.34 | \$14.94 | \$13.97 |
| Estimated Expense | \$1,012,986 | \$911,005 | \$902,469 | \$879,030 |
| Expense SqFt | \$7.02 | \$8.17 | \$7.02 | \$7.54 |
| Net Operating Income | \$1,142,856 | \$911,005 | \$1,017,678 | \$748,804 |
| Full Market Value | \$7,339,212 | \$6,265,000 | \$6,818,000 | \$4,910,000 |
| Market Value per SqFt | \$50.86 | \$56.19 | \$53.04 | \$42.13 |
| Distance from Condominium in miles | | 0.26 | 0.64 | 0.21 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01518-7502 | 4-01512-0026 | 4-01509-0057 | 4-01526-0001 |
| Condominium Section | 0196-R1 | | | |
| Address | 83 VIETOR AVENUE | 88 ELMHURST AVENUE | 82 BRITTON AVENUE | 80 BROADWAY |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R9-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 86 | 84 | 72 | 71 |
| Year Built | 1932 | 1938 | 1928 | 1930 |
| Gross SqFt | 90,930 | 99,383 | 78,128 | 73,995 |
| Estimated Gross Income | \$1,224,827 | \$1,139,264 | \$1,144,941 | \$996,857 |
| Gross Income per SqFt | \$13.47 | \$11.46 | \$14.65 | \$13.47 |
| Estimated Expense | \$435,555 | \$528,575 | \$538,122 | \$354,465 |
| Expense SqFt | \$4.79 | \$5.32 | \$6.89 | \$4.79 |
| Net Operating Income | \$789,272 | \$610,689 | \$606,819 | \$642,392 |
| Full Market Value | \$4,764,100 | \$3,724,000 | \$4,041,000 | \$4,161,000 |
| Market Value per SqFt | \$52.39 | \$37.47 | \$51.72 | \$56.23 |
| Distance from Condominium in miles | | 0.29 | 0.13 | 0.21 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01526-7501 | 4-01525-0030 | 4-01312-0010 | 4-01509-0017 |
| Condominium Section | 0058-R1 | | | |
| Address | 42 80 STREET | 42 80 STREET | 72 41 AVENUE | 81 PETTIT AVENUE |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 147 | 136 | 143 | 109 |
| Year Built | 1960 | 1955 | 1955 | 1957 |
| Gross SqFt | 115,364 | 111,500 | 128,535 | 106,541 |
| Estimated Gross Income | \$1,816,983 | \$1,822,010 | \$1,920,147 | \$1,677,583 |
| Gross Income per SqFt | \$15.75 | \$16.34 | \$14.94 | \$15.75 |
| Estimated Expense | \$890,322 | \$911,005 | \$902,469 | \$760,878 |
| Expense SqFt | \$7.72 | \$8.17 | \$7.02 | \$7.14 |
| Net Operating Income | \$926,661 | \$911,005 | \$1,017,678 | \$916,705 |
| Full Market Value | \$6,306,990 | \$6,265,000 | \$6,818,000 | \$5,626,000 |
| Market Value per SqFt | \$54.67 | \$56.19 | \$53.04 | \$52.81 |
| Distance from Condominium in miles | | 0.05 | 0.44 | 0.10 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01527-7501 | 4-01525-0030 | 4-01263-0015 | |
| Condominium Section | 0281-R1 | | | |
| Address | 42 81 STREET | 42 80 STREET | 34 77 STREET | |
| Neighborhood | ELMHURST | ELMHURST | JACKSON HEIGHTS | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 114 | 136 | 120 | |
| Year Built | 1989 | 1955 | 1951 | |
| Gross SqFt | 130,980 | 111,500 | 104,000 | |
| Estimated Gross Income | \$2,132,354 | \$1,822,010 | \$1,686,319 | |
| Gross Income per SqFt | \$16.28 | \$16.34 | \$16.21 | |
| Estimated Expense | \$974,491 | \$911,005 | \$697,677 | |
| Expense SqFt | \$7.44 | \$8.17 | \$6.71 | |
| Net Operating Income | \$1,157,863 | \$911,005 | \$988,642 | |
| Full Market Value | \$7,953,986 | \$6,265,000 | \$6,785,000 | |
| Market Value per SqFt | \$60.73 | \$56.19 | \$65.24 | |
| Distance from Condominium in miles | | 0.10 | 0.76 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01527-7502 | 4-01577-0001 | 4-01509-0057 | 4-01507-0054 |
| Condominium Section | 0299-R1 | | | |
| Address | 42 82 STREET | 91 LAMONT AVENUE | 82 BRITTON AVENUE | 41 JUDGE STREET |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R9-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 88 | 96 | 72 | 66 |
| Year Built | 1939 | 1940 | 1928 | 1941 |
| Gross SqFt | 85,702 | 85,585 | 78,128 | 74,000 |
| Estimated Gross Income | \$1,214,397 | \$1,212,685 | \$1,144,941 | \$841,633 |
| Gross Income per SqFt | \$14.17 | \$14.17 | \$14.65 | \$11.37 |
| Estimated Expense | \$598,200 | \$597,229 | \$538,122 | \$454,250 |
| Expense SqFt | \$6.98 | \$6.98 | \$6.89 | \$6.14 |
| Net Operating Income | \$616,197 | \$615,456 | \$606,819 | \$387,383 |
| Full Market Value | \$4,060,000 | \$4,054,000 | \$4,041,000 | \$2,355,000 |
| Market Value per SqFt | \$47.37 | \$47.37 | \$51.72 | \$31.82 |
| Distance from Condominium in miles | | 0.54 | 0.08 | 0.17 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01527-7503 | 4-01516-0031 | | |
| Condominium Section | 0415-R1 | | | |
| Address | 42 82 STREET | 86 ELMHURST AVENUE | | |
| Neighborhood | ELMHURST | ELMHURST | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 20 | 38 | | |
| Year Built | 2002 | 1964 | | |
| Gross SqFt | 20,510 | 23,200 | | |
| Estimated Gross Income | \$427,839 | \$484,046 | | |
| Gross Income per SqFt | \$20.86 | \$20.86 | | |
| Estimated Expense | \$188,077 | \$212,657 | | |
| Expense SqFt | \$9.17 | \$9.17 | | |
| Net Operating Income | \$239,762 | \$271,389 | | |
| Full Market Value | \$1,746,999 | \$1,977,000 | | |
| Market Value per SqFt | \$85.18 | \$85.22 | | |
| Distance from Condominium in miles | | 0.23 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01527-7504 | 4-01516-0031 | | |
| Condominium Section | 0441-R1 | | | |
| Address | 42 82 STREET | 86 ELMHURST AVENUE | | |
| Neighborhood | ELMHURST | ELMHURST | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 14 | 38 | | |
| Year Built | 2003 | 1964 | | |
| Gross SqFt | 13,560 | 23,200 | | |
| Estimated Gross Income | \$282,862 | \$484,046 | | |
| Gross Income per SqFt | \$20.86 | \$20.86 | | |
| Estimated Expense | \$124,345 | \$212,657 | | |
| Expense SqFt | \$9.17 | \$9.17 | | |
| Net Operating Income | \$158,517 | \$271,389 | | |
| Full Market Value | \$1,154,999 | \$1,977,000 | | |
| Market Value per SqFt | \$85.18 | \$85.22 | | |
| Distance from Condominium in miles | | 0.23 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01530-7501 | 4-01516-0031 | | |
| Condominium Section | 0679-R1 | | | |
| Address | 76 46 AVENUE | 86 ELMHURST AVENUE | | |
| Neighborhood | ELMHURST | ELMHURST | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 17 | 38 | | |
| Year Built | 2009 | 1964 | | |
| Gross SqFt | 14,767 | 23,200 | | |
| Estimated Gross Income | \$308,040 | \$484,046 | | |
| Gross Income per SqFt | \$20.86 | \$20.86 | | |
| Estimated Expense | \$135,413 | \$212,657 | | |
| Expense SqFt | \$9.17 | \$9.17 | | |
| Net Operating Income | \$172,627 | \$271,389 | | |
| Full Market Value | \$1,257,000 | \$1,977,000 | | |
| Market Value per SqFt | \$85.12 | \$85.22 | | |
| Distance from Condominium in miles | | 0.47 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01531-7501 | 4-01516-0031 | | |
| Condominium Section | 0468-R1 | | | |
| Address | 78 46 AVENUE | 86 ELMHURST AVENUE | | |
| Neighborhood | ELMHURST | ELMHURST | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 26 | 38 | | |
| Year Built | 2005 | 1964 | | |
| Gross SqFt | 25,499 | 23,200 | | |
| Estimated Gross Income | \$531,909 | \$484,046 | | |
| Gross Income per SqFt | \$20.86 | \$20.86 | | |
| Estimated Expense | \$233,826 | \$212,657 | | |
| Expense SqFt | \$9.17 | \$9.17 | | |
| Net Operating Income | \$298,083 | \$271,389 | | |
| Full Market Value | \$2,171,000 | \$1,977,000 | | |
| Market Value per SqFt | \$85.14 | \$85.22 | | |
| Distance from Condominium in miles | | 0.47 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01532-7501 | 4-01584-0007 | 4-01516-0041 | 4-01855-0013 |
| Condominium Section | 0237-R1 | | | |
| Address | 79 45 AVENUE | 46 88 STREET | 42 JUDGE STREET | 90 53 AVENUE |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 24 | 17 | 21 | 32 |
| Year Built | 1988 | 2001 | 1964 | 1975 |
| Gross SqFt | 19,769 | 14,862 | 12,992 | 16,900 |
| Estimated Gross Income | \$311,164 | \$250,668 | \$198,471 | \$265,964 |
| Gross Income per SqFt | \$15.74 | \$16.87 | \$15.28 | \$15.74 |
| Estimated Expense | \$139,767 | \$101,427 | \$82,295 | \$119,495 |
| Expense SqFt | \$7.07 | \$6.82 | \$6.33 | \$7.07 |
| Net Operating Income | \$171,397 | \$149,241 | \$116,176 | \$146,469 |
| Full Market Value | \$1,166,001 | \$1,035,000 | \$773,000 | \$987,000 |
| Market Value per SqFt | \$58.98 | \$69.64 | \$59.50 | \$58.40 |
| Distance from Condominium in miles | | 0.45 | 0.37 | 0.71 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01536-7501 | 4-02473-0031 | 4-01842-0031 | 4-02474-0010 |
| Condominium Section | 0030-R1 | | | |
| Address | 80 47 AVENUE | 51 VAN KLEECK STREET | 87 JUSTICE AVENUE | 51 VAN KLEECK STREET |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 75 | 106 | 109 | 77 |
| Year Built | 1980 | 1964 | 1962 | 1963 |
| Gross SqFt | 105,000 | 99,883 | 107,010 | 68,440 |
| Estimated Gross Income | \$1,489,950 | \$1,337,180 | \$1,518,954 | \$1,046,869 |
| Gross Income per SqFt | \$14.19 | \$13.39 | \$14.19 | \$15.30 |
| Estimated Expense | \$581,700 | \$628,475 | \$592,763 | \$370,528 |
| Expense SqFt | \$5.54 | \$6.29 | \$5.54 | \$5.41 |
| Net Operating Income | \$908,250 | \$708,705 | \$926,191 | \$676,341 |
| Full Market Value | \$5,986,006 | \$4,223,000 | \$6,104,000 | \$4,564,000 |
| Market Value per SqFt | \$57.01 | \$42.28 | \$57.04 | \$66.69 |
| Distance from Condominium in miles | | 0.31 | 0.49 | 0.29 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01536-7502 | 4-01505-0076 | 4-01518-0047 | 4-01494-0029 |
| Condominium Section | 0033-R1 | | | |
| Address | 76 47 AVENUE | 40 ITHACA STREET | 85 ELMHURST AVENUE | 41 74 STREET |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 22 | 21 | 21 | 47 |
| Year Built | 1980 | 1991 | 1992 | 1963 |
| Gross SqFt | 27,450 | 19,250 | 19,101 | 30,072 |
| Estimated Gross Income | \$395,280 | \$277,292 | \$244,411 | \$576,206 |
| Gross Income per SqFt | \$14.40 | \$14.40 | \$12.80 | \$19.16 |
| Estimated Expense | \$202,032 | \$141,725 | \$100,122 | \$233,162 |
| Expense SqFt | \$7.36 | \$7.36 | \$5.24 | \$7.75 |
| Net Operating Income | \$193,248 | \$135,567 | \$144,289 | \$343,044 |
| Full Market Value | \$1,279,997 | \$898,000 | \$919,000 | \$2,455,000 |
| Market Value per SqFt | \$46.63 | \$46.65 | \$48.11 | \$81.64 |
| Distance from Condominium in miles | | 0.43 | 0.28 | 0.44 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01540-7501 | 4-03104-0108 | | |
| Condominium Section | 0575-R1 | | | |
| Address | 81 QUEENS BOULEVARD | 65 AUSTIN STREET | | |
| Neighborhood | ELMHURST | REGO PARK | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 42 | 66 | | |
| Year Built | 2006 | 1998 | | |
| Gross SqFt | 54,852 | 57,600 | | |
| Estimated Gross Income | \$1,151,892 | \$1,209,772 | | |
| Gross Income per SqFt | \$21.00 | \$21.00 | | |
| Estimated Expense | \$383,964 | \$403,238 | | |
| Expense SqFt | \$7.00 | \$7.00 | | |
| Net Operating Income | \$767,928 | \$806,534 | | |
| Full Market Value | \$5,602,001 | \$5,884,000 | | |
| Market Value per SqFt | \$102.13 | \$102.15 | | |
| Distance from Condominium in miles | | 1.39 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01544-7501 | 4-01518-0044 | | |
| Condominium Section | 0394-R1 | | | |
| Address | 83 CORNISH AVENUE | 42 JUDGE STREET | | |
| Neighborhood | ELMHURST | ELMHURST | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 8 | 41 | | |
| Year Built | 1998 | 1939 | | |
| Gross SqFt | 8,610 | 32,550 | | |
| Estimated Gross Income | \$155,152 | \$586,425 | | |
| Gross Income per SqFt | \$18.02 | \$18.02 | | |
| Estimated Expense | \$66,555 | \$251,615 | | |
| Expense SqFt | \$7.73 | \$7.73 | | |
| Net Operating Income | \$88,597 | \$334,810 | | |
| Full Market Value | \$625,001 | \$2,362,000 | | |
| Market Value per SqFt | \$72.59 | \$72.57 | | |
| Distance from Condominium in miles | | 0.20 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01605-7501 | 4-01473-0070 | | |
| Condominium Section | 0774-R1 | | | |
| Address | 40 97 STREET | 37 85 STREET | | |
| Neighborhood | CORONA | JACKSON HEIGHTS | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 17 | 17 | | |
| Year Built | 2010 | 1923 | | |
| Gross SqFt | 24,850 | 11,470 | | |
| Estimated Gross Income | \$437,609 | \$201,991 | | |
| Gross Income per SqFt | \$17.61 | \$17.61 | | |
| Estimated Expense | \$171,962 | \$79,342 | | |
| Expense SqFt | \$6.92 | \$6.92 | | |
| Net Operating Income | \$265,647 | \$122,649 | | |
| Full Market Value | \$1,907,998 | \$860,000 | | |
| Market Value per SqFt | \$76.78 | \$74.98 | | |
| Distance from Condominium in miles | | 0.67 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01611-7501 | 4-01606-0052 | 4-01605-0005 | 4-01473-0070 |
| Condominium Section | 0161-R1 | | | |
| Address | 41 97 PLACE | 40 97 STREET | 40 97 STREET | 37 85 STREET |
| Neighborhood | CORONA | CORONA | CORONA | JACKSON HEIGHTS |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 12 | 16 | 11 | 17 |
| Year Built | 1987 | 1990 | 1969 | 1923 |
| Gross SqFt | 9,424 | 12,304 | 9,300 | 11,470 |
| Estimated Gross Income | \$137,967 | \$180,138 | \$105,115 | \$201,991 |
| Gross Income per SqFt | \$14.64 | \$14.64 | \$11.30 | \$17.61 |
| Estimated Expense | \$49,947 | \$65,269 | \$51,506 | \$79,342 |
| Expense SqFt | \$5.30 | \$5.30 | \$5.54 | \$6.92 |
| Net Operating Income | \$88,020 | \$114,869 | \$53,609 | \$122,649 |
| Full Market Value | \$578,392 | \$765,000 | \$252,000 | \$860,000 |
| Market Value per SqFt | \$61.37 | \$62.17 | \$27.10 | \$74.98 |
| Distance from Condominium in miles | | 0.09 | 0.15 | 0.71 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01617-7501 | 4-01606-0052 | 4-01605-0005 | 4-01764-0017 |
| Condominium Section | 0321-R1 | | | |
| Address | 99 43 AVENUE | 40 97 STREET | 40 97 STREET | 98 ROOSEVELT AVENUE |
| Neighborhood | CORONA | CORONA | CORONA | CORONA |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C7-WALK-UP |
| Total Units | 8 | 16 | 11 | 12 |
| Year Built | 1988 | 1990 | 1969 | 1988 |
| Gross SqFt | 4,900 | 12,304 | 9,300 | 12,300 |
| Estimated Gross Income | \$71,736 | \$180,138 | \$105,115 | \$233,099 |
| Gross Income per SqFt | \$14.64 | \$14.64 | \$11.30 | \$18.95 |
| Estimated Expense | \$25,970 | \$65,269 | \$51,506 | \$54,540 |
| Expense SqFt | \$5.30 | \$5.30 | \$5.54 | \$4.43 |
| Net Operating Income | \$45,766 | \$114,869 | \$53,609 | \$178,559 |
| Full Market Value | \$304,999 | \$765,000 | \$252,000 | \$1,064,000 |
| Market Value per SqFt | \$62.24 | \$62.17 | \$27.10 | \$86.50 |
| Distance from Condominium in miles | | 0.17 | 0.26 | 0.25 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01617-7502 | 4-01606-0052 | 4-01605-0005 | 4-01764-0017 |
| Condominium Section | 0324-R1 | | | |
| Address | 99 43 AVENUE | 40 97 STREET | 40 97 STREET | 98 ROOSEVELT AVENUE |
| Neighborhood | CORONA | CORONA | CORONA | CORONA |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C7-WALK-UP |
| Total Units | 8 | 16 | 11 | 12 |
| Year Built | 1988 | 1990 | 1969 | 1988 |
| Gross SqFt | 4,900 | 12,304 | 9,300 | 12,300 |
| Estimated Gross Income | \$71,736 | \$180,138 | \$105,115 | \$233,099 |
| Gross Income per SqFt | \$14.64 | \$14.64 | \$11.30 | \$18.95 |
| Estimated Expense | \$25,970 | \$65,269 | \$51,506 | \$54,540 |
| Expense SqFt | \$5.30 | \$5.30 | \$5.54 | \$4.43 |
| Net Operating Income | \$45,766 | \$114,869 | \$53,609 | \$178,559 |
| Full Market Value | \$305,002 | \$765,000 | \$252,000 | \$1,064,000 |
| Market Value per SqFt | \$62.25 | \$62.17 | \$27.10 | \$86.50 |
| Distance from Condominium in miles | | 0.17 | 0.26 | 0.25 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01741-7501 | 4-02004-0043 | 4-01494-0029 | |
| Condominium Section | 0485-R1 | | | |
| Address | 100 37 AVENUE | 48 111 STREET | 41 74 STREET | |
| Neighborhood | CORONA | CORONA | ELMHURST | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 10 | 22 | 47 | |
| Year Built | 2004 | 1988 | 1963 | |
| Gross SqFt | 9,850 | 18,000 | 30,072 | |
| Estimated Gross Income | \$170,011 | \$276,333 | \$576,206 | |
| Gross Income per SqFt | \$17.26 | \$15.35 | \$19.16 | |
| Estimated Expense | \$73,777 | \$129,877 | \$233,162 | |
| Expense SqFt | \$7.49 | \$7.22 | \$7.75 | |
| Net Operating Income | \$96,234 | \$146,456 | \$343,044 | |
| Full Market Value | \$671,000 | \$859,000 | \$2,455,000 | |
| Market Value per SqFt | \$68.12 | \$47.72 | \$81.64 | |
| Distance from Condominium in miles | | 0.83 | 1.38 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01747-7501 | 4-01753-0063 | | |
| Condominium Section | 0600-R1 | | | |
| Address | 35 105 STREET | 109 37 AVENUE | | |
| Neighborhood | CORONA | CORONA | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 12 | 36 | | |
| Year Built | 2006 | 1963 | | |
| Gross SqFt | 10,000 | 14,895 | | |
| Estimated Gross Income | \$218,400 | \$325,295 | | |
| Gross Income per SqFt | \$21.84 | \$21.84 | | |
| Estimated Expense | \$83,000 | \$123,612 | | |
| Expense SqFt | \$8.30 | \$8.30 | | |
| Net Operating Income | \$135,400 | \$201,683 | | |
| Full Market Value | \$995,000 | \$1,225,000 | | |
| Market Value per SqFt | \$99.50 | \$82.24 | | |
| Distance from Condominium in miles | | 0.22 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01774-7501 | 4-01753-0063 | | |
| Condominium Section | 0642-R1 | | | |
| Address | 104 37 DRIVE | 109 37 AVENUE | | |
| Neighborhood | CORONA | CORONA | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 15 | 36 | | |
| Year Built | 2008 | 1963 | | |
| Gross SqFt | 11,288 | 14,895 | | |
| Estimated Gross Income | \$246,530 | \$325,295 | | |
| Gross Income per SqFt | \$21.84 | \$21.84 | | |
| Estimated Expense | \$93,690 | \$123,612 | | |
| Expense SqFt | \$8.30 | \$8.30 | | |
| Net Operating Income | \$152,840 | \$201,683 | | |
| Full Market Value | \$1,123,002 | \$1,225,000 | | |
| Market Value per SqFt | \$99.49 | \$82.24 | | |
| Distance from Condominium in miles | | 0.24 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01775-7501 | 4-01753-0063 | | |
| Condominium Section | 0469-R1 | | | |
| Address | 104 39 AVENUE | 109 37 AVENUE | | |
| Neighborhood | CORONA | CORONA | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 16 | 36 | | |
| Year Built | 2005 | 1963 | | |
| Gross SqFt | 14,000 | 14,895 | | |
| Estimated Gross Income | \$305,760 | \$325,295 | | |
| Gross Income per SqFt | \$21.84 | \$21.84 | | |
| Estimated Expense | \$116,200 | \$123,612 | | |
| Expense SqFt | \$8.30 | \$8.30 | | |
| Net Operating Income | \$189,560 | \$201,683 | | |
| Full Market Value | \$1,393,000 | \$1,225,000 | | |
| Market Value per SqFt | \$99.50 | \$82.24 | | |
| Distance from Condominium in miles | | 0.28 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01775-7504 | 4-01473-0070 | 4-01584-0007 | 4-01769-0007 |
| Condominium Section | 0578-R1 | | | |
| Address | 104 39 AVENUE | 37 85 STREET | 46 88 STREET | 103 37 AVENUE |
| Neighborhood | CORONA | JACKSON HEIGHTS | ELMHURST | CORONA |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 16 | 17 | 17 | 48 |
| Year Built | 2006 | 1923 | 2001 | 1974 |
| Gross SqFt | 14,000 | 11,470 | 14,862 | 21,350 |
| Estimated Gross Income | \$350,980 | \$201,991 | \$250,668 | \$348,818 |
| Gross Income per SqFt | \$25.07 | \$17.61 | \$16.87 | \$16.34 |
| Estimated Expense | \$87,745 | \$79,342 | \$101,427 | \$194,391 |
| Expense SqFt | \$6.27 | \$6.92 | \$6.82 | \$9.10 |
| Net Operating Income | \$263,235 | \$122,649 | \$149,241 | \$154,427 |
| Full Market Value | \$1,980,000 | \$860,000 | \$1,035,000 | \$1,062,000 |
| Market Value per SqFt | \$141.43 | \$74.98 | \$69.64 | \$49.74 |
| Distance from Condominium in miles | | 1.06 | 1.07 | 0.14 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01776-7501 | 4-01606-0052 | 4-01473-0070 | 4-01584-0007 |
| Condominium Section | 0567-R1 | | | |
| Address | 39 108 STREET | 40 97 STREET | 37 85 STREET | 46 88 STREET |
| Neighborhood | CORONA | CORONA | JACKSON HEIGHTS | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 15 | 16 | 17 | 17 |
| Year Built | 2006 | 1990 | 1923 | 2001 |
| Gross SqFt | 11,925 | 12,304 | 11,470 | 14,862 |
| Estimated Gross Income | \$201,175 | \$180,138 | \$201,991 | \$250,668 |
| Gross Income per SqFt | \$16.87 | \$14.64 | \$17.61 | \$16.87 |
| Estimated Expense | \$81,329 | \$65,269 | \$79,342 | \$101,427 |
| Expense SqFt | \$6.82 | \$5.30 | \$6.92 | \$6.82 |
| Net Operating Income | \$119,846 | \$114,869 | \$122,649 | \$149,241 |
| Full Market Value | \$831,000 | \$765,000 | \$860,000 | \$1,035,000 |
| Market Value per SqFt | \$69.69 | \$62.17 | \$74.98 | \$69.64 |
| Distance from Condominium in miles | | 0.40 | 1.08 | 1.06 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01781-7501 | 4-01985-0039 | 4-01769-0007 | 4-01473-0070 |
| Condominium Section | 0426-R1 | | | |
| Address | 118 37 AVENUE | 41 108 STREET | 103 37 AVENUE | 37 85 STREET |
| Neighborhood | CORONA | CORONA | CORONA | JACKSON HEIGHTS |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 24 | 15 | 48 | 17 |
| Year Built | 2002 | 1975 | 1974 | 1923 |
| Gross SqFt | 21,312 | 10,400 | 21,350 | 11,470 |
| Estimated Gross Income | \$375,304 | \$204,992 | \$348,818 | \$201,991 |
| Gross Income per SqFt | \$17.61 | \$19.71 | \$16.34 | \$17.61 |
| Estimated Expense | \$147,479 | \$84,047 | \$194,391 | \$79,342 |
| Expense SqFt | \$6.92 | \$8.08 | \$9.10 | \$6.92 |
| Net Operating Income | \$227,825 | \$120,945 | \$154,427 | \$122,649 |
| Full Market Value | \$1,598,002 | \$529,000 | \$1,062,000 | \$860,000 |
| Market Value per SqFt | \$74.98 | \$50.87 | \$49.74 | \$74.98 |
| Distance from Condominium in miles | | 0.36 | 0.39 | 1.33 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01781-7504 | 4-01786-0017 | 4-05193-0039 | |
| Condominium Section | 0778-R1 | | | |
| Address | 37 111 STREET | 39 114 STREET | 43 ROBINSON STREET | |
| Neighborhood | CORONA | CORONA | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | D1-ELEVATOR | |
| Total Units | 30 | 70 | 12 | |
| Year Built | 2009 | 1965 | 2006 | |
| Gross SqFt | 24,900 | 40,936 | 10,168 | |
| Estimated Gross Income | \$490,530 | \$781,455 | \$206,400 | |
| Gross Income per SqFt | \$19.70 | \$19.09 | \$20.30 | |
| Estimated Expense | \$201,117 | \$368,951 | \$42,777 | |
| Expense SqFt | \$8.08 | \$9.01 | \$4.21 | |
| Net Operating Income | \$289,413 | \$412,504 | \$163,623 | |
| Full Market Value | \$1,726,149 | \$2,601,000 | \$1,186,000 | |
| Market Value per SqFt | \$69.32 | \$63.54 | \$116.64 | |
| Distance from Condominium in miles | | 0.15 | 1.88 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01836-7501 | 4-01505-0076 | 4-01986-0039 | 4-02004-0043 |
| Condominium Section | 0636-R1 | | | |
| Address | 85 BROADWAY | 40 ITHACA STREET | 42 108 STREET | 48 111 STREET |
| Neighborhood | ELMHURST | ELMHURST | CORONA | CORONA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D9-ELEVATOR | D1-ELEVATOR |
| Total Units | 26 | 21 | 13 | 22 |
| Year Built | 2006 | 1991 | 2008 | 1988 |
| Gross SqFt | 17,340 | 19,250 | 12,293 | 18,000 |
| Estimated Gross Income | \$558,952 | \$277,292 | \$171,682 | \$276,333 |
| Gross Income per SqFt | \$32.23 | \$14.40 | \$13.97 | \$15.35 |
| Estimated Expense | \$113,577 | \$141,725 | \$50,576 | \$129,877 |
| Expense SqFt | \$6.55 | \$7.36 | \$4.11 | \$7.22 |
| Net Operating Income | \$445,375 | \$135,567 | \$121,106 | \$146,456 |
| Full Market Value | \$3,499,999 | \$898,000 | \$796,000 | \$859,000 |
| Market Value per SqFt | \$201.85 | \$46.65 | \$64.75 | \$47.72 |
| Distance from Condominium in miles | | 0.53 | 1.13 | 1.27 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01837-7501 | 4-01554-0051 | 4-01570-0008 | |
| Condominium Section | 0333-R1 | | | |
| Address | 88 51 AVENUE | 41 FORLEY STREET | 88 WHITNEY AVENUE | |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 74 | 76 | 59 | |
| Year Built | 1959 | 1962 | 1962 | |
| Gross SqFt | 64,938 | 55,526 | 43,212 | |
| Estimated Gross Income | \$902,638 | \$771,897 | \$600,599 | |
| Gross Income per SqFt | \$13.90 | \$13.90 | \$13.90 | |
| Estimated Expense | \$451,319 | \$385,949 | \$282,282 | |
| Expense SqFt | \$6.95 | \$6.95 | \$6.53 | |
| Net Operating Income | \$451,319 | \$385,948 | \$318,317 | |
| Full Market Value | \$2,955,008 | \$2,526,000 | \$2,083,000 | |
| Market Value per SqFt | \$45.51 | \$45.49 | \$48.20 | |
| Distance from Condominium in miles | | 0.53 | 0.35 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01839-7501 | 4-01497-0045 | 4-02886-0019 | |
| Condominium Section | 0687-R1 | | | |
| Address | 53 90 STREET | 77 WOODSIDE AVENUE | 60 86 STREET | |
| Neighborhood | ELMHURST | ELMHURST | MIDDLE VILLAGE | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C7-WALK-UP | |
| Total Units | 14 | 19 | 12 | |
| Year Built | 2008 | 1964 | 1982 | |
| Gross SqFt | 9,996 | 11,148 | 7,331 | |
| Estimated Gross Income | \$212,015 | \$245,518 | \$149,453 | |
| Gross Income per SqFt | \$21.21 | \$22.02 | \$20.39 | |
| Estimated Expense | \$83,667 | \$93,297 | \$61,276 | |
| Expense SqFt | \$8.37 | \$8.37 | \$8.36 | |
| Net Operating Income | \$128,348 | \$152,221 | \$88,177 | |
| Full Market Value | \$937,998 | \$943,000 | \$609,000 | |
| Market Value per SqFt | \$93.84 | \$84.59 | \$83.07 | |
| Distance from Condominium in miles | | 0.84 | 0.55 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01842-7501 | 4-01842-0031 | 4-01902-0039 | 4-01564-0058 |
| Condominium Section | 0098-R1 | | | |
| Address | 87 JUSTICE AVENUE | 87 JUSTICE AVENUE | 56 56 AVENUE | 41 CASE STREET |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D1-ELEVATOR |
| Total Units | 100 | 109 | 113 | 109 |
| Year Built | 1986 | 1962 | 1964 | 1961 |
| Gross SqFt | 104,150 | 107,010 | 108,120 | 97,266 |
| Estimated Gross Income | \$1,477,889 | \$1,518,954 | \$1,650,763 | \$1,372,752 |
| Gross Income per SqFt | \$14.19 | \$14.19 | \$15.27 | \$14.11 |
| Estimated Expense | \$576,991 | \$592,763 | \$689,807 | \$642,895 |
| Expense SqFt | \$5.54 | \$5.54 | \$6.38 | \$6.61 |
| Net Operating Income | \$900,898 | \$926,191 | \$960,956 | \$729,857 |
| Full Market Value | \$5,937,975 | \$6,104,000 | \$6,481,000 | \$4,801,000 |
| Market Value per SqFt | \$57.01 | \$57.04 | \$59.94 | \$49.36 |
| Distance from Condominium in miles | | 0.00 | 0.48 | 0.73 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01853-7503 | 4-01606-0052 | 4-01855-0013 | 4-02869-0107 |
| Condominium Section | 0360-R1 | | | |
| Address | 90 51 AVENUE | 40 97 STREET | 90 53 AVENUE | 86 56 AVENUE |
| Neighborhood | ELMHURST | CORONA | ELMHURST | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 14 | 16 | 32 | 12 |
| Year Built | 1989 | 1990 | 1975 | 1972 |
| Gross SqFt | 8,807 | 12,304 | 16,900 | 8,656 |
| Estimated Gross Income | \$138,094 | \$180,138 | \$265,964 | \$135,720 |
| Gross Income per SqFt | \$15.68 | \$14.64 | \$15.74 | \$15.68 |
| Estimated Expense | \$58,038 | \$65,269 | \$119,495 | \$57,002 |
| Expense SqFt | \$6.59 | \$5.30 | \$7.07 | \$6.59 |
| Net Operating Income | \$80,056 | \$114,869 | \$146,469 | \$78,718 |
| Full Market Value | \$543,996 | \$765,000 | \$987,000 | \$535,000 |
| Market Value per SqFt | \$61.77 | \$62.17 | \$58.40 | \$61.81 |
| Distance from Condominium in miles | | 0.66 | 0.10 | 0.47 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01854-7501 | 4-01606-0052 | 4-02869-0107 | 4-01855-0013 |
| Condominium Section | 0307-R1 | | | |
| Address | 90 53 AVENUE | 40 97 STREET | 86 56 AVENUE | 90 53 AVENUE |
| Neighborhood | ELMHURST | CORONA | ELMHURST | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 8 | 16 | 12 | 32 |
| Year Built | 1990 | 1990 | 1972 | 1975 |
| Gross SqFt | 6,863 | 12,304 | 8,656 | 16,900 |
| Estimated Gross Income | \$107,612 | \$180,138 | \$135,720 | \$265,964 |
| Gross Income per SqFt | \$15.68 | \$14.64 | \$15.68 | \$15.74 |
| Estimated Expense | \$45,227 | \$65,269 | \$57,002 | \$119,495 |
| Expense SqFt | \$6.59 | \$5.30 | \$6.59 | \$7.07 |
| Net Operating Income | \$62,385 | \$114,869 | \$78,718 | \$146,469 |
| Full Market Value | \$424,001 | \$765,000 | \$535,000 | \$987,000 |
| Market Value per SqFt | \$61.78 | \$62.17 | \$61.81 | \$58.40 |
| Distance from Condominium in miles | | 0.70 | 0.43 | 0.05 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|----------------------|----------------------|
| Boro-Block-Lot | 4-01855-7501 | 4-02474-0010 | 4-02474-0021 | 4-02474-0022 |
| Condominium Section | 0454-R1 | | | |
| Address | 53 90 STREET | 51 VAN KLEECK STREET | 51 VAN KLEECK STREET | 51 VAN KLEECK STREET |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 77 | 77 | 76 | 88 |
| Year Built | 1964 | 1963 | 1960 | 1960 |
| Gross SqFt | 72,000 | 68,440 | 65,000 | 74,600 |
| Estimated Gross Income | \$1,101,600 | \$1,046,869 | \$1,015,134 | \$1,127,469 |
| Gross Income per SqFt | \$15.30 | \$15.30 | \$15.62 | \$15.11 |
| Estimated Expense | \$389,520 | \$370,528 | \$437,311 | \$474,972 |
| Expense SqFt | \$5.41 | \$5.41 | \$6.73 | \$6.37 |
| Net Operating Income | \$712,080 | \$676,341 | \$577,823 | \$652,497 |
| Full Market Value | \$4,804,996 | \$4,564,000 | \$3,923,000 | \$4,388,000 |
| Market Value per SqFt | \$66.74 | \$66.69 | \$60.35 | \$58.82 |
| Distance from Condominium in miles | | 0.52 | 0.52 | 0.52 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01857-7501 | 4-01516-0031 | | |
| Condominium Section | 0445-R1 | | | |
| Address | 90 55 AVENUE | 86 ELMHURST AVENUE | | |
| Neighborhood | ELMHURST | ELMHURST | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 20 | 38 | | |
| Year Built | 2004 | 1964 | | |
| Gross SqFt | 22,536 | 23,200 | | |
| Estimated Gross Income | \$470,101 | \$484,046 | | |
| Gross Income per SqFt | \$20.86 | \$20.86 | | |
| Estimated Expense | \$206,655 | \$212,657 | | |
| Expense SqFt | \$9.17 | \$9.17 | | |
| Net Operating Income | \$263,446 | \$271,389 | | |
| Full Market Value | \$1,919,001 | \$1,977,000 | | |
| Market Value per SqFt | \$85.15 | \$85.22 | | |
| Distance from Condominium in miles | | 0.70 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01866-7501 | 4-01606-0052 | 4-02869-0107 | 4-01605-0005 |
| Condominium Section | 0216-R1 | | | |
| Address | 92 51 AVENUE | 40 97 STREET | 86 56 AVENUE | 40 97 STREET |
| Neighborhood | ELMHURST | CORONA | ELMHURST | CORONA |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 9 | 16 | 12 | 11 |
| Year Built | 1988 | 1990 | 1972 | 1969 |
| Gross SqFt | 7,341 | 12,304 | 8,656 | 9,300 |
| Estimated Gross Income | \$107,472 | \$180,138 | \$135,720 | \$105,115 |
| Gross Income per SqFt | \$14.64 | \$14.64 | \$15.68 | \$11.30 |
| Estimated Expense | \$38,907 | \$65,269 | \$57,002 | \$51,506 |
| Expense SqFt | \$5.30 | \$5.30 | \$6.59 | \$5.54 |
| Net Operating Income | \$68,565 | \$114,869 | \$78,718 | \$53,609 |
| Full Market Value | \$455,999 | \$765,000 | \$535,000 | \$252,000 |
| Market Value per SqFt | \$62.12 | \$62.17 | \$61.81 | \$27.10 |
| Distance from Condominium in miles | | 0.54 | 0.59 | 0.57 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01901-7501 | 4-01606-0052 | 4-02869-0107 | 4-01855-0013 |
| Condominium Section | 0315-R1 | | | |
| Address | 94 55 AVENUE | 40 97 STREET | 86 56 AVENUE | 90 53 AVENUE |
| Neighborhood | ELMHURST | CORONA | ELMHURST | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 9 | 16 | 12 | 32 |
| Year Built | 1990 | 1990 | 1972 | 1975 |
| Gross SqFt | 7,124 | 12,304 | 8,656 | 16,900 |
| Estimated Gross Income | \$111,704 | \$180,138 | \$135,720 | \$265,964 |
| Gross Income per SqFt | \$15.68 | \$14.64 | \$15.68 | \$15.74 |
| Estimated Expense | \$46,947 | \$65,269 | \$57,002 | \$119,495 |
| Expense SqFt | \$6.59 | \$5.30 | \$6.59 | \$7.07 |
| Net Operating Income | \$64,757 | \$114,869 | \$78,718 | \$146,469 |
| Full Market Value | \$440,000 | \$765,000 | \$535,000 | \$987,000 |
| Market Value per SqFt | \$61.76 | \$62.17 | \$61.81 | \$58.40 |
| Distance from Condominium in miles | | 0.73 | 0.55 | 0.26 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01910-7501 | 4-01455-0041 | 4-01304-0071 | |
| Condominium Section | 0129-R1 | | | |
| Address | 57 JUNCTION BOULEVARD | 34 94 STREET | 72 41 AVENUE | |
| Neighborhood | ELMHURST | JACKSON HEIGHTS | ELMHURST | |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 66 | 104 | 63 | |
| Year Built | 1961 | 1929 | 1928 | |
| Gross SqFt | 75,780 | 78,088 | 55,560 | |
| Estimated Gross Income | \$1,050,311 | \$1,079,937 | \$770,998 | |
| Gross Income per SqFt | \$13.86 | \$13.83 | \$13.88 | |
| Estimated Expense | \$454,680 | \$565,673 | \$264,025 | |
| Expense SqFt | \$6.00 | \$7.24 | \$4.75 | |
| Net Operating Income | \$595,631 | \$514,264 | \$506,973 | |
| Full Market Value | \$3,916,000 | \$3,361,000 | \$3,318,000 | |
| Market Value per SqFt | \$51.68 | \$43.04 | \$59.72 | |
| Distance from Condominium in miles | | 1.31 | 1.54 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01910-7501 | 4-02132-0045 | 4-01842-0031 | |
| Condominium Section | 0129-R2 | | | |
| Address | 94 59 AVENUE | 66 103 STREET | 87 JUSTICE AVENUE | |
| Neighborhood | ELMHURST | FOREST HILLS | ELMHURST | |
| Building Classification | R9-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 132 | 148 | 109 | |
| Year Built | 1961 | 1964 | 1962 | |
| Gross SqFt | 151,162 | 169,348 | 107,010 | |
| Estimated Gross Income | \$2,172,198 | \$2,463,108 | \$1,518,954 | |
| Gross Income per SqFt | \$14.37 | \$14.54 | \$14.19 | |
| Estimated Expense | \$1,151,265 | \$1,148,441 | \$592,763 | |
| Expense SqFt | \$7.62 | \$6.78 | \$5.54 | |
| Net Operating Income | \$1,020,933 | \$1,314,667 | \$926,191 | |
| Full Market Value | \$6,758,000 | \$8,734,000 | \$6,104,000 | |
| Market Value per SqFt | \$44.71 | \$51.57 | \$57.04 | |
| Distance from Condominium in miles | | 0.93 | 0.52 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01910-7501 | 4-01918-0108 | 4-02974-0060 | 4-01918-0045 |
| Condominium Section | 0129-R3 | | | |
| Address | 94 60 AVENUE | 97 HOR HARDING EXPWY SR N | 62 84 STREET | 96 57 AVENUE |
| Neighborhood | ELMHURST | CORONA | MIDDLE VILLAGE | CORONA |
| Building Classification | R9-CONDOMINIUM | D3-ELEVATOR | D1-ELEVATOR | D6-ELEVATOR |
| Total Units | 264 | 243 | 384 | 220 |
| Year Built | 1961 | 1963 | 1952 | 1962 |
| Gross SqFt | 302,236 | 235,000 | 292,651 | 254,600 |
| Estimated Gross Income | \$4,077,164 | \$3,170,792 | \$4,370,457 | \$3,403,988 |
| Gross Income per SqFt | \$13.49 | \$13.49 | \$14.93 | \$13.37 |
| Estimated Expense | \$1,949,422 | \$1,515,297 | \$1,957,320 | \$1,558,292 |
| Expense SqFt | \$6.45 | \$6.45 | \$6.69 | \$6.12 |
| Net Operating Income | \$2,127,742 | \$1,655,495 | \$2,413,137 | \$1,845,696 |
| Full Market Value | \$3,993,000 | \$10,728,000 | \$14,641,000 | \$11,922,000 |
| Market Value per SqFt | \$13.21 | \$45.65 | \$50.03 | \$46.83 |
| Distance from Condominium in miles | | 0.22 | 0.69 | 0.22 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01910-7501 | 4-01455-0041 | 4-01304-0071 | |
| Condominium Section | 0129-R4 | | | |
| Address | 94 60 AVENUE | 34 94 STREET | 72 41 AVENUE | |
| Neighborhood | ELMHURST | JACKSON HEIGHTS | ELMHURST | |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 66 | 104 | 63 | |
| Year Built | 1961 | 1929 | 1928 | |
| Gross SqFt | 75,693 | 78,088 | 55,560 | |
| Estimated Gross Income | \$1,049,105 | \$1,079,937 | \$770,998 | |
| Gross Income per SqFt | \$13.86 | \$13.83 | \$13.88 | |
| Estimated Expense | \$454,158 | \$565,673 | \$264,025 | |
| Expense SqFt | \$6.00 | \$7.24 | \$4.75 | |
| Net Operating Income | \$594,947 | \$514,264 | \$506,973 | |
| Full Market Value | \$3,912,000 | \$3,361,000 | \$3,318,000 | |
| Market Value per SqFt | \$51.68 | \$43.04 | \$59.72 | |
| Distance from Condominium in miles | | 1.45 | 1.64 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01939-7502 | 4-01985-0039 | | |
| Condominium Section | 0629-R1 | | | |
| Address | 54 101 STREET | 41 108 STREET | | |
| Neighborhood | CORONA | CORONA | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 10 | 15 | | |
| Year Built | 2008 | 1975 | | |
| Gross SqFt | 12,000 | 10,400 | | |
| Estimated Gross Income | \$236,520 | \$204,992 | | |
| Gross Income per SqFt | \$19.71 | \$19.71 | | |
| Estimated Expense | \$82,782 | \$84,047 | | |
| Expense SqFt | \$6.90 | \$8.08 | | |
| Net Operating Income | \$153,738 | \$120,945 | | |
| Full Market Value | \$1,106,998 | \$529,000 | | |
| Market Value per SqFt | \$92.25 | \$50.87 | | |
| Distance from Condominium in miles | | 0.64 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01941-7501 | 4-03104-0108 | | |
| Condominium Section | 0489-R1 | | | |
| Address | 102 LEWIS AVENUE | 65 AUSTIN STREET | | |
| Neighborhood | CORONA | REGO PARK | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 40 | 66 | | |
| Year Built | 2004 | 1998 | | |
| Gross SqFt | 35,706 | 57,600 | | |
| Estimated Gross Income | \$749,826 | \$1,209,772 | | |
| Gross Income per SqFt | \$21.00 | \$21.00 | | |
| Estimated Expense | \$249,942 | \$403,238 | | |
| Expense SqFt | \$7.00 | \$7.00 | | |
| Net Operating Income | \$499,884 | \$806,534 | | |
| Full Market Value | \$3,647,003 | \$5,884,000 | | |
| Market Value per SqFt | \$102.14 | \$102.15 | | |
| Distance from Condominium in miles | | 1.07 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-01955-7501 | 4-01986-0039 | 4-01505-0076 | 4-01518-0047 |
| Condominium Section | 0367-R1 | | | |
| Address | 54 108 STREET | 42 108 STREET | 40 ITHACA STREET | 85 ELMHURST AVENUE |
| Neighborhood | CORONA | CORONA | ELMHURST | ELMHURST |
| Building Classification | R4-CONDOMINIUM | D9-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 29 | 13 | 21 | 21 |
| Year Built | 1992 | 2008 | 1991 | 1992 |
| Gross SqFt | 25,040 | 12,293 | 19,250 | 19,101 |
| Estimated Gross Income | \$349,809 | \$171,682 | \$277,292 | \$244,411 |
| Gross Income per SqFt | \$13.97 | \$13.97 | \$14.40 | \$12.80 |
| Estimated Expense | \$102,914 | \$50,576 | \$141,725 | \$100,122 |
| Expense SqFt | \$4.11 | \$4.11 | \$7.36 | \$5.24 |
| Net Operating Income | \$246,895 | \$121,106 | \$135,567 | \$144,289 |
| Full Market Value | \$1,620,000 | \$796,000 | \$898,000 | \$919,000 |
| Market Value per SqFt | \$64.70 | \$64.75 | \$46.65 | \$48.11 |
| Distance from Condominium in miles | | 0.54 | 1.49 | 1.39 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-01977-7501 | 4-01606-0052 | 4-01584-0007 | 4-01473-0070 |
| Condominium Section | 0709-R1 | | | |
| Address | 102 43 AVENUE | 40 97 STREET | 46 88 STREET | 37 85 STREET |
| Neighborhood | CORONA | CORONA | ELMHURST | JACKSON HEIGHTS |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 16 | 16 | 17 | 17 |
| Year Built | 2008 | 1990 | 2001 | 1923 |
| Gross SqFt | 14,987 | 12,304 | 14,862 | 11,470 |
| Estimated Gross Income | \$252,831 | \$180,138 | \$250,668 | \$201,991 |
| Gross Income per SqFt | \$16.87 | \$14.64 | \$16.87 | \$17.61 |
| Estimated Expense | \$102,211 | \$65,269 | \$101,427 | \$79,342 |
| Expense SqFt | \$6.82 | \$5.30 | \$6.82 | \$6.92 |
| Net Operating Income | \$150,620 | \$114,869 | \$149,241 | \$122,649 |
| Full Market Value | \$940,500 | \$765,000 | \$1,035,000 | \$860,000 |
| Market Value per SqFt | \$62.75 | \$62.17 | \$69.64 | \$74.98 |
| Distance from Condominium in miles | | 0.29 | 0.88 | 1.00 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02075-7501 | 4-01902-0039 | 4-01872-0025 | 4-03078-0085 |
| Condominium Section | 0143-R1 | | | |
| Address | 92 QUEENS BOULEVARD | 56 56 AVENUE | 56 94 STREET | 93 QUEENS BOULEVARD |
| Neighborhood | REGO PARK | ELMHURST | ELMHURST | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 112 | 113 | 112 | 114 |
| Year Built | 1985 | 1964 | 1964 | 1950 |
| Gross SqFt | 137,200 | 108,120 | 107,390 | 104,708 |
| Estimated Gross Income | \$2,144,436 | \$1,650,763 | \$1,678,874 | \$1,720,047 |
| Gross Income per SqFt | \$15.63 | \$15.27 | \$15.63 | \$16.43 |
| Estimated Expense | \$879,219 | \$689,807 | \$509,493 | \$562,693 |
| Expense SqFt | \$6.41 | \$6.38 | \$4.74 | \$5.37 |
| Net Operating Income | \$1,265,217 | \$960,956 | \$1,169,381 | \$1,157,354 |
| Full Market Value | \$8,590,000 | \$6,481,000 | \$7,940,000 | \$7,971,000 |
| Market Value per SqFt | \$62.61 | \$59.94 | \$73.94 | \$76.13 |
| Distance from Condominium in miles | | 0.30 | 0.29 | 0.11 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02082-7501 | 4-02104-0001 | 4-03086-0040 | 4-01918-0105 |
| Condominium Section | 0229-R1 | | | |
| Address | 62 97 PLACE | 98 QUEENS BOULEVARD | 65 SAUNDERS STREET | 97 HOR HARDING EXPWY SR N |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | CORONA |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D3-ELEVATOR | D3-ELEVATOR |
| Total Units | 206 | 206 | 178 | 233 |
| Year Built | 1988 | 1952 | 1948 | 1963 |
| Gross SqFt | 190,498 | 204,340 | 190,400 | 220,000 |
| Estimated Gross Income | \$2,716,501 | \$2,991,155 | \$2,715,071 | \$3,109,614 |
| Gross Income per SqFt | \$14.26 | \$14.64 | \$14.26 | \$14.13 |
| Estimated Expense | \$1,264,907 | \$1,495,578 | \$1,264,952 | \$1,514,226 |
| Expense SqFt | \$6.64 | \$7.32 | \$6.64 | \$6.88 |
| Net Operating Income | \$1,451,594 | \$1,495,577 | \$1,450,119 | \$1,595,388 |
| Full Market Value | \$9,329,123 | \$9,959,000 | \$9,574,000 | \$10,499,000 |
| Market Value per SqFt | \$48.97 | \$48.74 | \$50.28 | \$47.72 |
| Distance from Condominium in miles | | 0.46 | 0.47 | 0.19 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02090-7501 | 4-02098-0018 | 4-03080-0001 | |
| Condominium Section | 0322-R1 | | | |
| Address | 97 63 DRIVE | 63 98 PLACE | 63 SAUNDERS STREET | |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 73 | 66 | 60 | |
| Year Built | 1992 | 1980 | 1939 | |
| Gross SqFt | 51,254 | 66,962 | 62,400 | |
| Estimated Gross Income | \$845,691 | \$1,206,211 | \$935,473 | |
| Gross Income per SqFt | \$16.50 | \$18.01 | \$14.99 | |
| Estimated Expense | \$405,932 | \$421,907 | \$342,206 | |
| Expense SqFt | \$7.92 | \$6.30 | \$5.48 | |
| Net Operating Income | \$439,759 | \$784,304 | \$593,267 | |
| Full Market Value | \$3,033,001 | \$4,513,000 | \$3,979,000 | |
| Market Value per SqFt | \$59.18 | \$67.40 | \$63.77 | |
| Distance from Condominium in miles | | 0.11 | 0.21 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02099-7501 | 4-03104-0108 | 4-02098-0018 | |
| Condominium Section | 0457-R1 | | | |
| Address | 63 99 STREET | 65 AUSTIN STREET | 63 98 PLACE | |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 32 | 66 | 66 | |
| Year Built | 1999 | 1998 | 1980 | |
| Gross SqFt | 30,520 | 57,600 | 66,962 | |
| Estimated Gross Income | \$595,445 | \$1,209,772 | \$1,206,211 | |
| Gross Income per SqFt | \$19.51 | \$21.00 | \$18.01 | |
| Estimated Expense | \$244,132 | \$403,238 | \$421,907 | |
| Expense SqFt | \$8.00 | \$7.00 | \$6.30 | |
| Net Operating Income | \$351,313 | \$806,534 | \$784,304 | |
| Full Market Value | \$2,523,000 | \$5,884,000 | \$4,513,000 | |
| Market Value per SqFt | \$82.67 | \$102.15 | \$67.40 | |
| Distance from Condominium in miles | | 0.48 | 0.06 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02111-7501 | 4-01490-0018 | 4-03155-0027 | |
| Condominium Section | 0729-R1 | | | |
| Address | 99 63 DRIVE | 79 41 AVENUE | 98 67 AVENUE | |
| Neighborhood | REGO PARK | ELMHURST | REGO PARK | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | |
| Total Units | 546 | 357 | 286 | |
| Year Built | 1952 | 1958 | 1959 | |
| Gross SqFt | 460,765 | 313,120 | 275,197 | |
| Estimated Gross Income | \$8,114,072 | \$5,559,660 | \$4,805,716 | |
| Gross Income per SqFt | \$17.61 | \$17.76 | \$17.46 | |
| Estimated Expense | \$3,253,001 | \$2,413,964 | \$1,762,652 | |
| Expense SqFt | \$7.06 | \$7.71 | \$6.41 | |
| Net Operating Income | \$4,861,071 | \$3,145,696 | \$3,043,064 | |
| Full Market Value | \$34,094,000 | \$22,108,000 | \$21,300,000 | |
| Market Value per SqFt | \$73.99 | \$70.61 | \$77.40 | |
| Distance from Condominium in miles | | 1.89 | 0.58 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02112-7501 | 4-02113-0034 | 4-02090-0026 | 4-03168-0013 |
| Condominium Section | 0061-R1 | | | |
| Address | 63 102 STREET | 99 64 AVENUE | 63 98 STREET | 98 67 AVENUE |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 139 | 132 | 129 | 128 |
| Year Built | 1949 | 1952 | 1951 | 1954 |
| Gross SqFt | 132,000 | 119,985 | 125,610 | 132,724 |
| Estimated Gross Income | \$1,982,640 | \$1,813,691 | \$1,748,094 | \$1,992,925 |
| Gross Income per SqFt | \$15.02 | \$15.12 | \$13.92 | \$15.02 |
| Estimated Expense | \$971,494 | \$852,435 | \$664,582 | \$936,675 |
| Expense SqFt | \$7.36 | \$7.10 | \$5.29 | \$7.06 |
| Net Operating Income | \$1,011,146 | \$961,256 | \$1,083,512 | \$1,056,250 |
| Full Market Value | \$6,530,738 | \$5,384,000 | \$7,096,000 | \$5,384,000 |
| Market Value per SqFt | \$49.48 | \$44.87 | \$56.49 | \$40.57 |
| Distance from Condominium in miles | | 0.05 | 0.27 | 0.48 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------------|---------------------|
| Boro-Block-Lot | 4-02118-7501 | 4-09719-0002 | 4-01918-0108 | |
| Condominium Section | 0334-R1 | | | |
| Address | 99 66 ROAD | 84 141 STREET | 97 HOR HARDING EXPWY SR N | |
| Neighborhood | REGO PARK | BRIARWOOD | CORONA | |
| Building Classification | R9-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | |
| Total Units | 489 | 291 | 243 | |
| Year Built | 1952 | 1958 | 1963 | |
| Gross SqFt | 418,980 | 357,885 | 235,000 | |
| Estimated Gross Income | \$5,463,499 | \$4,505,364 | \$3,170,792 | |
| Gross Income per SqFt | \$13.04 | \$12.59 | \$13.49 | |
| Estimated Expense | \$2,673,092 | \$2,257,493 | \$1,515,297 | |
| Expense SqFt | \$6.38 | \$6.31 | \$6.45 | |
| Net Operating Income | \$2,790,407 | \$2,247,871 | \$1,655,495 | |
| Full Market Value | \$17,867,000 | \$14,216,000 | \$10,728,000 | |
| Market Value per SqFt | \$42.64 | \$39.72 | \$45.65 | |
| Distance from Condominium in miles | | 2.12 | 0.76 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02119-7501 | 4-03168-0013 | 4-02113-0034 | |
| Condominium Section | 0183-R1 | | | |
| Address | 100 QUEENS BOULEVARD | 98 67 AVENUE | 99 64 AVENUE | |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 157 | 128 | 132 | |
| Year Built | 1959 | 1954 | 1952 | |
| Gross SqFt | 148,800 | 132,724 | 119,985 | |
| Estimated Gross Income | \$2,242,416 | \$1,992,925 | \$1,813,691 | |
| Gross Income per SqFt | \$15.07 | \$15.02 | \$15.12 | |
| Estimated Expense | \$1,053,504 | \$936,675 | \$852,435 | |
| Expense SqFt | \$7.08 | \$7.06 | \$7.10 | |
| Net Operating Income | \$1,188,912 | \$1,056,250 | \$961,256 | |
| Full Market Value | \$7,987,005 | \$5,384,000 | \$5,384,000 | |
| Market Value per SqFt | \$53.68 | \$40.57 | \$44.87 | |
| Distance from Condominium in miles | | 0.20 | 0.29 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02186-7501 | 4-02185-0040 | 4-03083-0079 | 4-06595-0010 |
| Condominium Section | 0172-R1 | | | |
| Address | 110 65 AVENUE | 110 65 AVENUE | 95 64 ROAD | 137 JEWEL AVENUE |
| Neighborhood | FOREST HILLS | FOREST HILLS | REGO PARK | FLUSHING-SOUTH |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C1-WALK-UP | C9-WALK-UP |
| Total Units | 20 | 28 | 32 | 24 |
| Year Built | 1951 | 1950 | 1993 | 1949 |
| Gross SqFt | 22,736 | 26,306 | 27,907 | 20,920 |
| Estimated Gross Income | \$406,065 | \$469,828 | \$533,199 | \$345,249 |
| Gross Income per SqFt | \$17.86 | \$17.86 | \$19.11 | \$16.50 |
| Estimated Expense | \$186,790 | \$200,895 | \$167,968 | \$145,361 |
| Expense SqFt | \$8.22 | \$7.64 | \$6.02 | \$6.95 |
| Net Operating Income | \$219,275 | \$268,933 | \$365,231 | \$199,888 |
| Full Market Value | \$1,361,799 | \$1,805,000 | \$2,612,000 | \$1,378,000 |
| Market Value per SqFt | \$59.90 | \$68.62 | \$93.60 | \$65.87 |
| Distance from Condominium in miles | | 0.10 | 0.92 | 0.99 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02220-7501 | 4-02139-0001 | 4-02236-0012 | 4-03166-0095 |
| Condominium Section | 0590-R1 | | | |
| Address | 69 108 STREET | 105 69 AVENUE | 110 72 AVENUE | 67 BURNS STREET |
| Neighborhood | FOREST HILLS | FOREST HILLS | FOREST HILLS | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 103 | 112 | 108 | 112 |
| Year Built | 1955 | 1943 | 1951 | 1961 |
| Gross SqFt | 119,194 | 111,672 | 104,644 | 109,200 |
| Estimated Gross Income | \$1,905,912 | \$1,816,553 | \$1,673,508 | \$1,564,752 |
| Gross Income per SqFt | \$15.99 | \$16.27 | \$15.99 | \$14.33 |
| Estimated Expense | \$706,820 | \$762,952 | \$620,678 | \$749,804 |
| Expense SqFt | \$5.93 | \$6.83 | \$5.93 | \$6.87 |
| Net Operating Income | \$1,199,092 | \$1,053,601 | \$1,052,830 | \$814,948 |
| Full Market Value | \$8,197,999 | \$4,368,000 | \$7,198,000 | \$5,388,000 |
| Market Value per SqFt | \$68.78 | \$39.11 | \$68.79 | \$49.34 |
| Distance from Condominium in miles | | 0.23 | 0.31 | 0.54 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02224-7501 | 4-02235-0047 | 4-02224-0028 | 4-02214-0040 |
| Condominium Section | 0075-R1 | | | |
| Address | 109 71 ROAD | 110 72 AVENUE | 108 71 AVENUE | 107 70 AVENUE |
| Neighborhood | FOREST HILLS | FOREST HILLS | FOREST HILLS | FOREST HILLS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D1-ELEVATOR |
| Total Units | 73 | 67 | 60 | 67 |
| Year Built | 1960 | 1958 | 1950 | 1938 |
| Gross SqFt | 57,269 | 69,322 | 63,074 | 61,700 |
| Estimated Gross Income | \$837,273 | \$989,652 | \$1,069,085 | \$902,165 |
| Gross Income per SqFt | \$14.62 | \$14.28 | \$16.95 | \$14.62 |
| Estimated Expense | \$345,332 | \$362,378 | \$418,801 | \$371,805 |
| Expense SqFt | \$6.03 | \$5.23 | \$6.64 | \$6.03 |
| Net Operating Income | \$491,941 | \$627,274 | \$650,284 | \$530,360 |
| Full Market Value | \$3,274,008 | \$3,400,000 | \$4,516,000 | \$3,530,000 |
| Market Value per SqFt | \$57.17 | \$49.05 | \$71.60 | \$57.21 |
| Distance from Condominium in miles | | 0.13 | 0.00 | 0.19 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02239-7501 | 4-06703-0002 | 4-06704-0001 | 4-06701-0001 |
| Condominium Section | 0177-R1 | | | |
| Address | 111 QUEENS BOULEVARD | 150 73 AVENUE | 150 75 AVENUE | 150 72 ROAD |
| Neighborhood | FOREST HILLS | FLUSHING-SOUTH | FLUSHING-SOUTH | FLUSHING-SOUTH |
| Building Classification | R9-CONDOMINIUM | C9-WALK-UP | C9-WALK-UP | C9-WALK-UP |
| Total Units | 120 | 144 | 144 | 144 |
| Year Built | 1966 | 1950 | 1950 | 1950 |
| Gross SqFt | 144,310 | 116,784 | 116,784 | 116,784 |
| Estimated Gross Income | \$2,150,219 | \$1,738,176 | \$1,756,630 | \$1,739,846 |
| Gross Income per SqFt | \$14.90 | \$14.88 | \$15.04 | \$14.90 |
| Estimated Expense | \$987,080 | \$798,583 | \$805,600 | \$798,870 |
| Expense SqFt | \$6.84 | \$6.84 | \$6.90 | \$6.84 |
| Net Operating Income | \$1,163,139 | \$939,593 | \$951,030 | \$940,976 |
| Full Market Value | \$7,610,900 | \$6,287,000 | \$6,384,000 | \$6,299,000 |
| Market Value per SqFt | \$52.74 | \$53.83 | \$54.67 | \$53.94 |
| Distance from Condominium in miles | | 1.29 | 1.29 | 1.29 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02264-7501 | 4-03155-0027 | 4-01937-0001 | |
| Condominium Section | 0339-R1 | | | |
| Address | 112 QUEENS BOULEVARD | 98 67 AVENUE | 54 100 STREET | |
| Neighborhood | FOREST HILLS | REGO PARK | CORONA | |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | D1-ELEVATOR | |
| Total Units | 226 | 286 | 294 | |
| Year Built | 1991 | 1959 | 1989 | |
| Gross SqFt | 282,298 | 275,197 | 266,316 | |
| Estimated Gross Income | \$5,180,168 | \$4,805,716 | \$4,686,197 | |
| Gross Income per SqFt | \$18.35 | \$17.46 | \$17.60 | |
| Estimated Expense | \$1,968,464 | \$1,762,652 | \$1,896,658 | |
| Expense SqFt | \$6.97 | \$6.41 | \$7.12 | |
| Net Operating Income | \$3,211,704 | \$3,043,064 | \$2,789,539 | |
| Full Market Value | \$22,498,998 | \$21,300,000 | \$19,562,000 | |
| Market Value per SqFt | \$79.70 | \$77.40 | \$73.45 | |
| Distance from Condominium in miles | | 1.19 | 1.90 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02264-7502 | 4-09238-0001 | 4-03355-0140 | |
| Condominium Section | 0354-R1 | | | |
| Address | 75 113 STREET | 122 METROPOLITAN AVENUE | 83 AUSTIN STREET | |
| Neighborhood | FOREST HILLS | KEW GARDENS | KEW GARDENS | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 8 | 44 | 43 | |
| Year Built | 1990 | 1961 | 1954 | |
| Gross SqFt | 5,480 | 36,126 | 47,016 | |
| Estimated Gross Income | \$98,147 | \$683,965 | \$793,978 | |
| Gross Income per SqFt | \$17.91 | \$18.93 | \$16.89 | |
| Estimated Expense | \$37,593 | \$239,043 | \$333,471 | |
| Expense SqFt | \$6.86 | \$6.62 | \$7.09 | |
| Net Operating Income | \$60,554 | \$444,922 | \$460,507 | |
| Full Market Value | \$426,000 | \$3,176,000 | \$3,195,000 | |
| Market Value per SqFt | \$77.74 | \$87.91 | \$67.96 | |
| Distance from Condominium in miles | | 1.02 | 0.77 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02267-7501 | 4-03342-0022 | 4-09668-0005 | 4-02225-0030 |
| Condominium Section | 0342-R1 | | | |
| Address | 76 113 STREET | 111 76 DRIVE | 135 82 AVENUE | 109 72 AVENUE |
| Neighborhood | FLUSHING MEADOW PARK | FOREST HILLS | BRIARWOOD | FOREST HILLS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 28 | 24 | 64 | 18 |
| Year Built | 1990 | 1966 | 1962 | 1986 |
| Gross SqFt | 32,000 | 21,396 | 46,950 | 18,700 |
| Estimated Gross Income | \$502,720 | \$336,178 | \$930,453 | \$287,965 |
| Gross Income per SqFt | \$15.71 | \$15.71 | \$19.82 | \$15.40 |
| Estimated Expense | \$222,400 | \$148,722 | \$357,877 | \$83,756 |
| Expense SqFt | \$6.95 | \$6.95 | \$7.62 | \$4.48 |
| Net Operating Income | \$280,320 | \$187,456 | \$572,576 | \$204,209 |
| Full Market Value | \$1,905,997 | \$824,000 | \$4,129,000 | \$1,233,000 |
| Market Value per SqFt | \$59.56 | \$38.51 | \$87.94 | \$65.94 |
| Distance from Condominium in miles | | 0.16 | 0.64 | 0.52 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02313-7501 | 4-00140-0025 | 4-01525-0001 | |
| Condominium Section | 0392-R1 | | | |
| Address | 58 QUEENS BOULEVARD | 43 47 STREET | 79 WOODSIDE AVENUE | |
| Neighborhood | WOODSIDE | SUNNYSIDE | ELMHURST | |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 122 | 82 | 72 | |
| Year Built | 1998 | 1928 | 1932 | |
| Gross SqFt | 132,550 | 53,840 | 50,935 | |
| Estimated Gross Income | \$2,725,228 | \$1,121,683 | \$1,033,306 | |
| Gross Income per SqFt | \$20.56 | \$20.83 | \$20.29 | |
| Estimated Expense | \$1,057,749 | \$415,654 | \$419,684 | |
| Expense SqFt | \$7.98 | \$7.72 | \$8.24 | |
| Net Operating Income | \$1,667,479 | \$706,029 | \$613,622 | |
| Full Market Value | \$11,597,300 | \$5,142,000 | \$4,445,000 | |
| Market Value per SqFt | \$87.49 | \$95.51 | \$87.27 | |
| Distance from Condominium in miles | | 0.56 | 1.14 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02383-7501 | 4-01349-0016 | 4-01487-0011 | 4-02869-0107 |
| Condominium Section | 0154-R1 | | | |
| Address | 65 52 AVENUE | 70 WOODSIDE AVENUE | 40 77 STREET | 86 56 AVENUE |
| Neighborhood | MASPETH | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 17 | 24 | 18 | 12 |
| Year Built | 1987 | 1961 | 1961 | 1972 |
| Gross SqFt | 17,400 | 13,772 | 10,076 | 8,656 |
| Estimated Gross Income | \$295,278 | \$245,886 | \$170,942 | \$135,720 |
| Gross Income per SqFt | \$16.97 | \$17.85 | \$16.97 | \$15.68 |
| Estimated Expense | \$162,403 | \$91,737 | \$68,319 | \$57,002 |
| Expense SqFt | \$9.33 | \$6.66 | \$6.78 | \$6.59 |
| Net Operating Income | \$132,875 | \$154,149 | \$102,623 | \$78,718 |
| Full Market Value | \$884,402 | \$1,085,000 | \$713,000 | \$535,000 |
| Market Value per SqFt | \$50.83 | \$78.78 | \$70.76 | \$61.81 |
| Distance from Condominium in miles | | 0.64 | 1.02 | 1.24 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02467-7502 | 4-01516-0031 | 4-02004-0043 | |
| Condominium Section | 0519-R1 | | | |
| Address | 79 CALAMUS AVENUE | 86 ELMHURST AVENUE | 48 111 STREET | |
| Neighborhood | ELMHURST | ELMHURST | CORONA | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 14 | 38 | 22 | |
| Year Built | 1990 | 1964 | 1988 | |
| Gross SqFt | 14,013 | 23,200 | 18,000 | |
| Estimated Gross Income | \$253,775 | \$484,046 | \$276,333 | |
| Gross Income per SqFt | \$18.11 | \$20.86 | \$15.35 | |
| Estimated Expense | \$114,907 | \$212,657 | \$129,877 | |
| Expense SqFt | \$8.20 | \$9.17 | \$7.22 | |
| Net Operating Income | \$138,868 | \$271,389 | \$146,456 | |
| Full Market Value | \$980,996 | \$1,977,000 | \$859,000 | |
| Market Value per SqFt | \$70.01 | \$85.22 | \$47.72 | |
| Distance from Condominium in miles | | 0.71 | 1.80 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02476-7501 | 4-02474-0010 | 4-01570-0008 | |
| Condominium Section | 0145-R1 | | | |
| Address | 51 GOLDSMITH STREET | 51 VAN KLEECK STREET | 88 WHITNEY AVENUE | |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 62 | 77 | 59 | |
| Year Built | 1962 | 1963 | 1962 | |
| Gross SqFt | 51,341 | 68,440 | 43,212 | |
| Estimated Gross Income | \$749,579 | \$1,046,869 | \$600,599 | |
| Gross Income per SqFt | \$14.60 | \$15.30 | \$13.90 | |
| Estimated Expense | \$306,506 | \$370,528 | \$282,282 | |
| Expense SqFt | \$5.97 | \$5.41 | \$6.53 | |
| Net Operating Income | \$443,073 | \$676,341 | \$318,317 | |
| Full Market Value | \$2,710,396 | \$4,564,000 | \$2,083,000 | |
| Market Value per SqFt | \$52.79 | \$66.69 | \$48.20 | |
| Distance from Condominium in miles | | 0.09 | 0.54 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02500-7501 | 4-02869-0107 | 4-03050-0019 | |
| Condominium Section | 0203-R1 | | | |
| Address | 55 69 PLACE | 86 56 AVENUE | 69 66 DRIVE | |
| Neighborhood | ELMHURST | ELMHURST | MIDDLE VILLAGE | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 12 | 12 | 16 | |
| Year Built | 1988 | 1972 | 1971 | |
| Gross SqFt | 11,782 | 8,656 | 11,209 | |
| Estimated Gross Income | \$159,764 | \$135,720 | \$128,187 | |
| Gross Income per SqFt | \$13.56 | \$15.68 | \$11.44 | |
| Estimated Expense | \$71,517 | \$57,002 | \$62,088 | |
| Expense SqFt | \$6.07 | \$6.59 | \$5.54 | |
| Net Operating Income | \$88,247 | \$78,718 | \$66,099 | |
| Full Market Value | \$573,000 | \$535,000 | \$403,000 | |
| Market Value per SqFt | \$48.63 | \$61.81 | \$35.95 | |
| Distance from Condominium in miles | | 1.08 | 1.09 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot | 4-02734-7501 | 4-03366-0026 | 4-03369-0002 | |
| Condominium Section | 0210-R1 | | | |
| Address | 60 60 DRIVE | 22 HIMROD STREET | 491 GRANDVIEW AVENUE | |
| Neighborhood | MASPETH | RIDGEWOOD | RIDGEWOOD | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 10 | 12 | 12 | |
| Year Built | 1988 | 1942 | 1939 | |
| Gross SqFt | 9,214 | 9,265 | 9,680 | |
| Estimated Gross Income | \$138,486 | \$143,195 | \$141,208 | |
| Gross Income per SqFt | \$15.03 | \$15.46 | \$14.59 | |
| Estimated Expense | \$53,625 | \$50,192 | \$59,728 | |
| Expense SqFt | \$5.82 | \$5.42 | \$6.17 | |
| Net Operating Income | \$84,861 | \$93,003 | \$81,480 | |
| Full Market Value | \$535,702 | \$326,000 | \$542,000 | |
| Market Value per SqFt | \$58.14 | \$35.19 | \$55.99 | |
| Distance from Condominium in miles | | 0.21 | 0.35 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02756-7501 | 4-01505-0076 | 4-01339-0028 | 4-03117-0017 |
| Condominium Section | 0153-R1 | | | |
| Address | 62 59 DRIVE | 40 ITHACA STREET | 43 63 STREET | 89 63 DRIVE |
| Neighborhood | MASPETH | ELMHURST | WOODSIDE | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 11 | 21 | 56 | 36 |
| Year Built | 1987 | 1991 | 1973 | 1957 |
| Gross SqFt | 9,765 | 19,250 | 41,860 | 23,100 |
| Estimated Gross Income | \$142,471 | \$277,292 | \$823,885 | \$336,993 |
| Gross Income per SqFt | \$14.59 | \$14.40 | \$19.68 | \$14.59 |
| Estimated Expense | \$61,129 | \$141,725 | \$307,652 | \$144,554 |
| Expense SqFt | \$6.26 | \$7.36 | \$7.35 | \$6.26 |
| Net Operating Income | \$81,342 | \$135,567 | \$516,233 | \$192,439 |
| Full Market Value | \$541,001 | \$898,000 | \$3,716,000 | \$1,280,000 |
| Market Value per SqFt | \$55.40 | \$46.65 | \$88.77 | \$55.41 |
| Distance from Condominium in miles | | 2.22 | 1.69 | 1.96 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02796-7501 | 4-02869-0107 | 4-03050-0019 | 4-02869-0026 |
| Condominium Section | 0266-R1 | | | |
| Address | 57 69 LANE | 86 56 AVENUE | 69 66 DRIVE | 86 57 AVENUE |
| Neighborhood | ELMHURST | ELMHURST | MIDDLE VILLAGE | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 13 | 12 | 16 | 15 |
| Year Built | 1989 | 1972 | 1971 | 1962 |
| Gross SqFt | 10,170 | 8,656 | 11,209 | 10,400 |
| Estimated Gross Income | \$159,466 | \$135,720 | \$128,187 | \$170,640 |
| Gross Income per SqFt | \$15.68 | \$15.68 | \$11.44 | \$16.41 |
| Estimated Expense | \$67,020 | \$57,002 | \$62,088 | \$41,013 |
| Expense SqFt | \$6.59 | \$6.59 | \$5.54 | \$3.94 |
| Net Operating Income | \$92,446 | \$78,718 | \$66,099 | \$129,627 |
| Full Market Value | \$628,000 | \$535,000 | \$403,000 | \$892,000 |
| Market Value per SqFt | \$61.75 | \$61.81 | \$35.95 | \$85.77 |
| Distance from Condominium in miles | | 0.99 | 1.04 | 0.99 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02851-7501 | 4-01505-0076 | 4-01518-0047 | 4-02004-0043 |
| Condominium Section | 0113-R1 | | | |
| Address | 87 GRAND AVENUE | 40 ITHACA STREET | 85 ELMHURST AVENUE | 48 111 STREET |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | CORONA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 20 | 21 | 21 | 22 |
| Year Built | 1986 | 1991 | 1992 | 1988 |
| Gross SqFt | 20,679 | 19,250 | 19,101 | 18,000 |
| Estimated Gross Income | \$297,778 | \$277,292 | \$244,411 | \$276,333 |
| Gross Income per SqFt | \$14.40 | \$14.40 | \$12.80 | \$15.35 |
| Estimated Expense | \$152,197 | \$141,725 | \$100,122 | \$129,877 |
| Expense SqFt | \$7.36 | \$7.36 | \$5.24 | \$7.22 |
| Net Operating Income | \$145,581 | \$135,567 | \$144,289 | \$146,456 |
| Full Market Value | \$963,998 | \$898,000 | \$919,000 | \$859,000 |
| Market Value per SqFt | \$46.62 | \$46.65 | \$48.11 | \$47.72 |
| Distance from Condominium in miles | | 0.73 | 0.50 | 1.40 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02858-7501 | 4-01505-0076 | 4-02004-0043 | 4-03117-0017 |
| Condominium Section | 0133-R1 | | | |
| Address | 87 57 ROAD | 40 ITHACA STREET | 48 111 STREET | 89 63 DRIVE |
| Neighborhood | ELMHURST | ELMHURST | CORONA | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 25 | 21 | 22 | 36 |
| Year Built | 1987 | 1991 | 1988 | 1957 |
| Gross SqFt | 20,333 | 19,250 | 18,000 | 23,100 |
| Estimated Gross Income | \$296,658 | \$277,292 | \$276,333 | \$336,993 |
| Gross Income per SqFt | \$14.59 | \$14.40 | \$15.35 | \$14.59 |
| Estimated Expense | \$127,285 | \$141,725 | \$129,877 | \$144,554 |
| Expense SqFt | \$6.26 | \$7.36 | \$7.22 | \$6.26 |
| Net Operating Income | \$169,373 | \$135,567 | \$146,456 | \$192,439 |
| Full Market Value | \$1,125,999 | \$898,000 | \$859,000 | \$1,280,000 |
| Market Value per SqFt | \$55.38 | \$46.65 | \$47.72 | \$55.41 |
| Distance from Condominium in miles | | 1.00 | 1.35 | 0.71 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02869-7501 | 4-02869-0107 | 4-02869-0026 | 4-01855-0013 |
| Condominium Section | 0170-R1 | | | |
| Address | 56 SEABURY STREET | 86 56 AVENUE | 86 57 AVENUE | 90 53 AVENUE |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 9 | 12 | 15 | 32 |
| Year Built | 1987 | 1972 | 1962 | 1975 |
| Gross SqFt | 8,100 | 8,656 | 10,400 | 16,900 |
| Estimated Gross Income | \$127,494 | \$135,720 | \$170,640 | \$265,964 |
| Gross Income per SqFt | \$15.74 | \$15.68 | \$16.41 | \$15.74 |
| Estimated Expense | \$57,267 | \$57,002 | \$41,013 | \$119,495 |
| Expense SqFt | \$7.07 | \$6.59 | \$3.94 | \$7.07 |
| Net Operating Income | \$70,227 | \$78,718 | \$129,627 | \$146,469 |
| Full Market Value | \$477,999 | \$535,000 | \$892,000 | \$987,000 |
| Market Value per SqFt | \$59.01 | \$61.81 | \$85.77 | \$58.40 |
| Distance from Condominium in miles | | 0.00 | 0.00 | 0.40 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-02875-7501 | 4-02869-0107 | 4-02869-0026 | 4-01606-0052 |
| Condominium Section | 0395-R1 | | | |
| Address | 85 GRAND AVENUE | 86 56 AVENUE | 86 57 AVENUE | 40 97 STREET |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | CORONA |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 16 | 12 | 15 | 16 |
| Year Built | 1990 | 1972 | 1962 | 1990 |
| Gross SqFt | 12,700 | 8,656 | 10,400 | 12,304 |
| Estimated Gross Income | \$199,136 | \$135,720 | \$170,640 | \$180,138 |
| Gross Income per SqFt | \$15.68 | \$15.68 | \$16.41 | \$14.64 |
| Estimated Expense | \$83,693 | \$57,002 | \$41,013 | \$65,269 |
| Expense SqFt | \$6.59 | \$6.59 | \$3.94 | \$5.30 |
| Net Operating Income | \$115,443 | \$78,718 | \$129,627 | \$114,869 |
| Full Market Value | \$784,998 | \$535,000 | \$892,000 | \$765,000 |
| Market Value per SqFt | \$61.81 | \$61.81 | \$85.77 | \$62.17 |
| Distance from Condominium in miles | | 0.30 | 0.30 | 1.16 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02882-7501 | 4-02869-0107 | 4-02869-0026 | 4-01584-0007 |
| Condominium Section | 0400-R1 | | | |
| Address | 85 57 AVENUE | 86 56 AVENUE | 86 57 AVENUE | 46 88 STREET |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 19 | 12 | 15 | 17 |
| Year Built | 1998 | 1972 | 1962 | 2001 |
| Gross SqFt | 10,770 | 8,656 | 10,400 | 14,862 |
| Estimated Gross Income | \$176,736 | \$135,720 | \$170,640 | \$250,668 |
| Gross Income per SqFt | \$16.41 | \$15.68 | \$16.41 | \$16.87 |
| Estimated Expense | \$42,434 | \$57,002 | \$41,013 | \$101,427 |
| Expense SqFt | \$3.94 | \$6.59 | \$3.94 | \$6.82 |
| Net Operating Income | \$134,302 | \$78,718 | \$129,627 | \$149,241 |
| Full Market Value | \$924,999 | \$535,000 | \$892,000 | \$1,035,000 |
| Market Value per SqFt | \$85.89 | \$61.81 | \$85.77 | \$69.64 |
| Distance from Condominium in miles | | 0.09 | 0.09 | 0.68 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02882-7502 | 4-01584-0007 | 4-02869-0107 | 4-02869-0026 |
| Condominium Section | 0425-R1 | | | |
| Address | 85 57 AVENUE | 46 88 STREET | 86 56 AVENUE | 86 57 AVENUE |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 15 | 17 | 12 | 15 |
| Year Built | 2002 | 2001 | 1972 | 1962 |
| Gross SqFt | 12,234 | 14,862 | 8,656 | 10,400 |
| Estimated Gross Income | \$200,760 | \$250,668 | \$135,720 | \$170,640 |
| Gross Income per SqFt | \$16.41 | \$16.87 | \$15.68 | \$16.41 |
| Estimated Expense | \$48,202 | \$101,427 | \$57,002 | \$41,013 |
| Expense SqFt | \$3.94 | \$6.82 | \$6.59 | \$3.94 |
| Net Operating Income | \$152,558 | \$149,241 | \$78,718 | \$129,627 |
| Full Market Value | \$1,050,001 | \$1,035,000 | \$535,000 | \$892,000 |
| Market Value per SqFt | \$85.83 | \$69.64 | \$61.81 | \$85.77 |
| Distance from Condominium in miles | | 0.68 | 0.09 | 0.09 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-02891-7501 | 4-02869-0107 | 4-02869-0026 | |
| Condominium Section | 0268-R1 | | | |
| Address | 51 HASPEL STREET | 86 56 AVENUE | 86 57 AVENUE | |
| Neighborhood | ELMHURST | ELMHURST | ELMHURST | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 8 | 12 | 15 | |
| Year Built | 1988 | 1972 | 1962 | |
| Gross SqFt | 7,374 | 8,656 | 10,400 | |
| Estimated Gross Income | \$118,353 | \$135,720 | \$170,640 | |
| Gross Income per SqFt | \$16.05 | \$15.68 | \$16.41 | |
| Estimated Expense | \$38,861 | \$57,002 | \$41,013 | |
| Expense SqFt | \$5.27 | \$6.59 | \$3.94 | |
| Net Operating Income | \$79,492 | \$78,718 | \$129,627 | |
| Full Market Value | \$507,102 | \$535,000 | \$892,000 | |
| Market Value per SqFt | \$68.77 | \$61.81 | \$85.77 | |
| Distance from Condominium in miles | | 0.23 | 0.23 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|------------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03029-7501 | 4-03068-0058 | 4-02869-0107 | 4-02869-0026 |
| Condominium Section | 0102-R1 | | | |
| Address | 71 JUNIPER VALLEY ROAD | 66 79 STREET | 86 56 AVENUE | 86 57 AVENUE |
| Neighborhood | MIDDLE VILLAGE | MIDDLE VILLAGE | ELMHURST | ELMHURST |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 12 | 19 | 12 | 15 |
| Year Built | 1985 | 1973 | 1972 | 1962 |
| Gross SqFt | 13,338 | 18,480 | 8,656 | 10,400 |
| Estimated Gross Income | \$209,140 | \$215,095 | \$135,720 | \$170,640 |
| Gross Income per SqFt | \$15.68 | \$11.64 | \$15.68 | \$16.41 |
| Estimated Expense | \$87,897 | \$90,187 | \$57,002 | \$41,013 |
| Expense SqFt | \$6.59 | \$4.88 | \$6.59 | \$3.94 |
| Net Operating Income | \$121,243 | \$124,908 | \$78,718 | \$129,627 |
| Full Market Value | \$823,998 | \$766,000 | \$535,000 | \$892,000 |
| Market Value per SqFt | \$61.78 | \$41.45 | \$61.81 | \$85.77 |
| Distance from Condominium in miles | | 0.48 | 1.29 | 1.29 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03055-7501 | 4-02869-0107 | 4-03774-0063 | |
| Condominium Section | 0142-R1 | | | |
| Address | 66 71 STREET | 86 56 AVENUE | 67 67 DRIVE | |
| Neighborhood | MIDDLE VILLAGE | ELMHURST | MIDDLE VILLAGE | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C7-WALK-UP | |
| Total Units | 12 | 12 | 15 | |
| Year Built | 1985 | 1972 | 1930 | |
| Gross SqFt | 11,160 | 8,656 | 12,800 | |
| Estimated Gross Income | \$160,258 | \$135,720 | \$166,938 | |
| Gross Income per SqFt | \$14.36 | \$15.68 | \$13.04 | |
| Estimated Expense | \$70,978 | \$57,002 | \$78,461 | |
| Expense SqFt | \$6.36 | \$6.59 | \$6.13 | |
| Net Operating Income | \$89,280 | \$78,718 | \$88,477 | |
| Full Market Value | \$591,002 | \$535,000 | \$540,000 | |
| Market Value per SqFt | \$52.96 | \$61.81 | \$42.19 | |
| Distance from Condominium in miles | | 1.45 | 0.36 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03055-7502 | 4-03068-0058 | 4-02734-0001 | 4-03066-0052 |
| Condominium Section | 0169-R1 | | | |
| Address | 71 METROPOLITAN AVENUE | 66 79 STREET | 60 60 DRIVE | 77 66 DRIVE |
| Neighborhood | MIDDLE VILLAGE | MIDDLE VILLAGE | MASPETH | MIDDLE VILLAGE |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C9-WALK-UP | C1-WALK-UP |
| Total Units | 49 | 19 | 31 | 32 |
| Year Built | 1987 | 1973 | 1996 | 1933 |
| Gross SqFt | 50,670 | 18,480 | 25,036 | 25,920 |
| Estimated Gross Income | \$731,675 | \$215,095 | \$460,975 | \$374,298 |
| Gross Income per SqFt | \$14.44 | \$11.64 | \$18.41 | \$14.44 |
| Estimated Expense | \$273,111 | \$90,187 | \$132,057 | \$139,833 |
| Expense SqFt | \$5.39 | \$4.88 | \$5.27 | \$5.39 |
| Net Operating Income | \$458,564 | \$124,908 | \$328,918 | \$234,465 |
| Full Market Value | \$3,039,995 | \$766,000 | \$2,332,000 | \$1,554,000 |
| Market Value per SqFt | \$60.00 | \$41.45 | \$93.15 | \$59.95 |
| Distance from Condominium in miles | | 0.45 | 1.15 | 0.35 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03057-7501 | 4-03148-0035 | 4-03087-0021 | |
| Condominium Section | 0204-R1 | | | |
| Address | 72 METROPOLITAN AVENUE | 85 68 ROAD | 65 SAUNDERS STREET | |
| Neighborhood | MIDDLE VILLAGE | REGO PARK | REGO PARK | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | |
| Total Units | 28 | 51 | 38 | |
| Year Built | 1987 | 1969 | 1954 | |
| Gross SqFt | 31,080 | 36,246 | 26,400 | |
| Estimated Gross Income | \$477,700 | \$546,438 | \$413,525 | |
| Gross Income per SqFt | \$15.37 | \$15.08 | \$15.66 | |
| Estimated Expense | \$196,426 | \$229,588 | \$166,198 | |
| Expense SqFt | \$6.32 | \$6.33 | \$6.30 | |
| Net Operating Income | \$281,274 | \$316,850 | \$247,327 | |
| Full Market Value | \$1,900,000 | \$1,807,000 | \$1,680,000 | |
| Market Value per SqFt | \$61.13 | \$49.85 | \$63.64 | |
| Distance from Condominium in miles | | 1.13 | 1.55 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03068-7501 | 4-03068-0058 | 4-03083-0079 | 4-03066-0052 |
| Condominium Section | 0163-R1 | | | |
| Address | 66 79 STREET | 66 79 STREET | 95 64 ROAD | 77 66 DRIVE |
| Neighborhood | MIDDLE VILLAGE | MIDDLE VILLAGE | REGO PARK | MIDDLE VILLAGE |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 18 | 19 | 32 | 32 |
| Year Built | 1987 | 1973 | 1993 | 1933 |
| Gross SqFt | 18,696 | 18,480 | 27,907 | 25,920 |
| Estimated Gross Income | \$269,970 | \$215,095 | \$533,199 | \$374,298 |
| Gross Income per SqFt | \$14.44 | \$11.64 | \$19.11 | \$14.44 |
| Estimated Expense | \$100,771 | \$90,187 | \$167,968 | \$139,833 |
| Expense SqFt | \$5.39 | \$4.88 | \$6.02 | \$5.39 |
| Net Operating Income | \$169,199 | \$124,908 | \$365,231 | \$234,465 |
| Full Market Value | \$1,122,000 | \$766,000 | \$2,612,000 | \$1,554,000 |
| Market Value per SqFt | \$60.01 | \$41.45 | \$93.60 | \$59.95 |
| Distance from Condominium in miles | | 0.00 | 1.22 | 0.10 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03081-7501 | 4-02107-0024 | | |
| Condominium Section | 0404-R1 | | | |
| Address | 63 BOOTH STREET | 99 62 AVENUE | | |
| Neighborhood | REGO PARK | REGO PARK | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 21 | 62 | | |
| Year Built | 2001 | 1964 | | |
| Gross SqFt | 40,000 | 55,300 | | |
| Estimated Gross Income | \$804,000 | \$1,111,276 | | |
| Gross Income per SqFt | \$20.10 | \$20.10 | | |
| Estimated Expense | \$263,200 | \$363,776 | | |
| Expense SqFt | \$6.58 | \$6.58 | | |
| Net Operating Income | \$540,800 | \$747,500 | | |
| Full Market Value | \$3,910,997 | \$2,940,000 | | |
| Market Value per SqFt | \$97.77 | \$53.16 | | |
| Distance from Condominium in miles | | 0.54 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03096-7501 | 4-03117-0017 | 4-03087-0021 | 4-03097-0038 |
| Condominium Section | 0137-R1 | | | |
| Address | 63 WETHEROLE STREET | 89 63 DRIVE | 65 SAUNDERS STREET | 64 WETHEROLE STREET |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | D1-ELEVATOR |
| Total Units | 42 | 36 | 38 | 56 |
| Year Built | 1960 | 1957 | 1954 | 1952 |
| Gross SqFt | 26,118 | 23,100 | 26,400 | 50,400 |
| Estimated Gross Income | \$392,815 | \$336,993 | \$413,525 | \$758,152 |
| Gross Income per SqFt | \$15.04 | \$14.59 | \$15.66 | \$15.04 |
| Estimated Expense | \$161,148 | \$144,554 | \$166,198 | \$311,197 |
| Expense SqFt | \$6.17 | \$6.26 | \$6.30 | \$6.17 |
| Net Operating Income | \$231,667 | \$192,439 | \$247,327 | \$446,955 |
| Full Market Value | \$1,554,997 | \$1,280,000 | \$1,680,000 | \$3,001,000 |
| Market Value per SqFt | \$59.54 | \$55.41 | \$63.64 | \$59.54 |
| Distance from Condominium in miles | | 0.20 | 0.27 | 0.13 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03097-7501 | 4-02869-0107 | 4-02869-0026 | 4-03083-0079 |
| Condominium Section | 0003-R1 | | | |
| Address | 94 64 ROAD | 86 56 AVENUE | 86 57 AVENUE | 95 64 ROAD |
| Neighborhood | REGO PARK | ELMHURST | ELMHURST | REGO PARK |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 5 | 12 | 15 | 32 |
| Year Built | 1966 | 1972 | 1962 | 1993 |
| Gross SqFt | 4,234 | 8,656 | 10,400 | 27,907 |
| Estimated Gross Income | \$69,480 | \$135,720 | \$170,640 | \$533,199 |
| Gross Income per SqFt | \$16.41 | \$15.68 | \$16.41 | \$19.11 |
| Estimated Expense | \$31,961 | \$57,002 | \$41,013 | \$167,968 |
| Expense SqFt | \$7.55 | \$6.59 | \$3.94 | \$6.02 |
| Net Operating Income | \$37,519 | \$78,718 | \$129,627 | \$365,231 |
| Full Market Value | \$257,999 | \$535,000 | \$892,000 | \$2,612,000 |
| Market Value per SqFt | \$60.94 | \$61.81 | \$85.77 | \$93.60 |
| Distance from Condominium in miles | | 0.92 | 0.92 | 0.13 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03097-7501 | 4-02869-0107 | 4-02869-0026 | 4-03083-0079 |
| Condominium Section | 0003-R2 | | | |
| Address | 94 64 ROAD | 86 56 AVENUE | 86 57 AVENUE | 95 64 ROAD |
| Neighborhood | REGO PARK | ELMHURST | ELMHURST | REGO PARK |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 6 | 12 | 15 | 32 |
| Year Built | 1966 | 1972 | 1962 | 1993 |
| Gross SqFt | 5,083 | 8,656 | 10,400 | 27,907 |
| Estimated Gross Income | \$83,412 | \$135,720 | \$170,640 | \$533,199 |
| Gross Income per SqFt | \$16.41 | \$15.68 | \$16.41 | \$19.11 |
| Estimated Expense | \$38,370 | \$57,002 | \$41,013 | \$167,968 |
| Expense SqFt | \$7.55 | \$6.59 | \$3.94 | \$6.02 |
| Net Operating Income | \$45,042 | \$78,718 | \$129,627 | \$365,231 |
| Full Market Value | \$310,001 | \$535,000 | \$892,000 | \$2,612,000 |
| Market Value per SqFt | \$60.99 | \$61.81 | \$85.77 | \$93.60 |
| Distance from Condominium in miles | | 0.92 | 0.92 | 0.13 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03097-7501 | 4-02869-0107 | 4-02869-0026 | 4-03083-0079 |
| Condominium Section | 0003-R3 | | | |
| Address | 94 64 ROAD | 86 56 AVENUE | 86 57 AVENUE | 95 64 ROAD |
| Neighborhood | REGO PARK | ELMHURST | ELMHURST | REGO PARK |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 6 | 12 | 15 | 32 |
| Year Built | 1966 | 1972 | 1962 | 1993 |
| Gross SqFt | 5,083 | 8,656 | 10,400 | 27,907 |
| Estimated Gross Income | \$83,412 | \$135,720 | \$170,640 | \$533,199 |
| Gross Income per SqFt | \$16.41 | \$15.68 | \$16.41 | \$19.11 |
| Estimated Expense | \$38,370 | \$57,002 | \$41,013 | \$167,968 |
| Expense SqFt | \$7.55 | \$6.59 | \$3.94 | \$6.02 |
| Net Operating Income | \$45,042 | \$78,718 | \$129,627 | \$365,231 |
| Full Market Value | \$310,000 | \$535,000 | \$892,000 | \$2,612,000 |
| Market Value per SqFt | \$60.99 | \$61.81 | \$85.77 | \$93.60 |
| Distance from Condominium in miles | | 0.92 | 0.92 | 0.13 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03097-7503 | 4-03097-0038 | 4-03156-0106 | 4-03087-0021 |
| Condominium Section | 0236-R1 | | | |
| Address | 64 WETHEROLE STREET | 64 WETHEROLE STREET | 94 WETHEROLE STREET | 65 SAUNDERS STREET |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D3-ELEVATOR |
| Total Units | 56 | 56 | 54 | 38 |
| Year Built | 1961 | 1952 | 1951 | 1954 |
| Gross SqFt | 39,840 | 50,400 | 48,960 | 26,400 |
| Estimated Gross Income | \$599,194 | \$758,152 | \$657,728 | \$413,525 |
| Gross Income per SqFt | \$15.04 | \$15.04 | \$13.43 | \$15.66 |
| Estimated Expense | \$245,813 | \$311,197 | \$342,189 | \$166,198 |
| Expense SqFt | \$6.17 | \$6.17 | \$6.99 | \$6.30 |
| Net Operating Income | \$353,381 | \$446,955 | \$315,539 | \$247,327 |
| Full Market Value | \$2,338,608 | \$3,001,000 | \$2,042,000 | \$1,680,000 |
| Market Value per SqFt | \$58.70 | \$59.54 | \$41.71 | \$63.64 |
| Distance from Condominium in miles | | 0.00 | 0.25 | 0.13 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03097-7504 | 4-03066-0052 | 4-02185-0011 | |
| Condominium Section | 0288-R1 | | | |
| Address | 65 BOOTH STREET | 77 66 DRIVE | 110 64 ROAD | |
| Neighborhood | REGO PARK | MIDDLE VILLAGE | FOREST HILLS | |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | C9-WALK-UP | |
| Total Units | 68 | 32 | 28 | |
| Year Built | 1961 | 1933 | 1950 | |
| Gross SqFt | 23,531 | 25,920 | 26,306 | |
| Estimated Gross Income | \$363,083 | \$374,298 | \$431,699 | |
| Gross Income per SqFt | \$15.43 | \$14.44 | \$16.41 | |
| Estimated Expense | \$177,911 | \$139,833 | \$196,117 | |
| Expense SqFt | \$7.56 | \$5.39 | \$7.46 | |
| Net Operating Income | \$185,172 | \$234,465 | \$235,582 | |
| Full Market Value | \$1,267,000 | \$1,554,000 | \$1,622,000 | |
| Market Value per SqFt | \$53.84 | \$59.95 | \$61.66 | |
| Distance from Condominium in miles | | 1.28 | 0.87 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03097-7505 | 4-03083-0085 | | |
| Condominium Section | 0337-R1 | | | |
| Address | 65 BOOTH STREET | 64 BOOTH STREET | | |
| Neighborhood | REGO PARK | REGO PARK | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 67 | 62 | | |
| Year Built | 1941 | 1937 | | |
| Gross SqFt | 63,693 | 62,400 | | |
| Estimated Gross Income | \$924,822 | \$906,272 | | |
| Gross Income per SqFt | \$14.52 | \$14.52 | | |
| Estimated Expense | \$388,527 | \$380,413 | | |
| Expense SqFt | \$6.10 | \$6.10 | | |
| Net Operating Income | \$536,295 | \$525,859 | | |
| Full Market Value | \$3,281,322 | \$3,492,000 | | |
| Market Value per SqFt | \$51.52 | \$55.96 | | |
| Distance from Condominium in miles | | 0.13 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03097-7506 | 4-03087-0021 | 4-03117-0017 | 4-03097-0038 |
| Condominium Section | 0547-R1 | | | |
| Address | 64 BOOTH STREET | 65 SAUNDERS STREET | 89 63 DRIVE | 64 WETHEROLE STREET |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 36 | 38 | 36 | 56 |
| Year Built | 1955 | 1954 | 1957 | 1952 |
| Gross SqFt | 23,172 | 26,400 | 23,100 | 50,400 |
| Estimated Gross Income | \$348,507 | \$413,525 | \$336,993 | \$758,152 |
| Gross Income per SqFt | \$15.04 | \$15.66 | \$14.59 | \$15.04 |
| Estimated Expense | \$142,971 | \$166,198 | \$144,554 | \$311,197 |
| Expense SqFt | \$6.17 | \$6.30 | \$6.26 | \$6.17 |
| Net Operating Income | \$205,536 | \$247,327 | \$192,439 | \$446,955 |
| Full Market Value | \$1,379,998 | \$1,680,000 | \$1,280,000 | \$3,001,000 |
| Market Value per SqFt | \$59.55 | \$63.64 | \$55.41 | \$59.54 |
| Distance from Condominium in miles | | 0.13 | 0.29 | 0.00 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03098-7501 | 4-02004-0043 | 4-03117-0017 | 4-03104-0092 |
| Condominium Section | 0813-R1 | | | |
| Address | 64 AUSTIN STREET | 48 111 STREET | 89 63 DRIVE | 65 AUSTIN STREET |
| Neighborhood | REGO PARK | CORONA | REGO PARK | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D3-ELEVATOR |
| Total Units | 17 | 22 | 36 | 50 |
| Year Built | 2010 | 1988 | 1957 | 2008 |
| Gross SqFt | 14,420 | 18,000 | 23,100 | 51,173 |
| Estimated Gross Income | \$316,200 | \$276,333 | \$336,993 | \$1,000,388 |
| Gross Income per SqFt | \$21.93 | \$15.35 | \$14.59 | \$19.55 |
| Estimated Expense | \$129,642 | \$129,877 | \$144,554 | \$360,140 |
| Expense SqFt | \$8.99 | \$7.22 | \$6.26 | \$7.04 |
| Net Operating Income | \$186,558 | \$146,456 | \$192,439 | \$640,248 |
| Full Market Value | \$1,411,002 | \$859,000 | \$1,280,000 | \$4,601,000 |
| Market Value per SqFt | \$97.85 | \$47.72 | \$55.41 | \$89.91 |
| Distance from Condominium in miles | | 1.38 | 0.25 | 0.08 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03100-7501 | 4-03099-0016 | 4-03085-0002 | 4-03087-0052 |
| Condominium Section | 0056-R1 | | | |
| Address | 65 WETHEROLE STREET | 65 BOOTH STREET | 64 BOOTH STREET | 65 BOOTH STREET |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 64 | 65 | 66 | 58 |
| Year Built | 1941 | 1941 | 1939 | 1941 |
| Gross SqFt | 66,324 | 64,932 | 67,188 | 62,010 |
| Estimated Gross Income | \$856,906 | \$797,227 | \$916,507 | \$801,443 |
| Gross Income per SqFt | \$12.92 | \$12.28 | \$13.64 | \$12.92 |
| Estimated Expense | \$419,884 | \$404,730 | \$409,857 | \$434,607 |
| Expense SqFt | \$6.33 | \$6.23 | \$6.10 | \$7.01 |
| Net Operating Income | \$437,022 | \$392,497 | \$506,650 | \$366,836 |
| Full Market Value | \$2,790,002 | \$2,459,000 | \$3,295,000 | \$2,341,000 |
| Market Value per SqFt | \$42.07 | \$37.87 | \$49.04 | \$37.75 |
| Distance from Condominium in miles | | 0.05 | 0.16 | 0.10 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03102-7501 | 4-02098-0018 | 4-03105-0001 | 4-03075-0023 |
| Condominium Section | 0262-R1 | | | |
| Address | 87 62 AVENUE | 63 98 PLACE | 61 ALDERTON STREET | 92 QUEENS BOULEVARD |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D7-ELEVATOR |
| Total Units | 78 | 66 | 97 | 65 |
| Year Built | 1988 | 1980 | 1956 | 1948 |
| Gross SqFt | 67,502 | 66,962 | 72,360 | 68,700 |
| Estimated Gross Income | \$1,088,807 | \$1,206,211 | \$1,167,307 | \$1,018,778 |
| Gross Income per SqFt | \$16.13 | \$18.01 | \$16.13 | \$14.83 |
| Estimated Expense | \$404,337 | \$421,907 | \$433,379 | \$489,957 |
| Expense SqFt | \$5.99 | \$6.30 | \$5.99 | \$7.13 |
| Net Operating Income | \$684,470 | \$784,304 | \$733,928 | \$528,821 |
| Full Market Value | \$4,689,997 | \$4,513,000 | \$3,545,000 | \$3,534,000 |
| Market Value per SqFt | \$69.48 | \$67.40 | \$48.99 | \$51.44 |
| Distance from Condominium in miles | | 0.55 | 0.14 | 0.25 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03115-7501 | 4-03085-0008 | 4-03168-0013 | 4-02115-0001 |
| Condominium Section | 0072-R1 | | | |
| Address | 63 WOODHAVEN BOULEVARD | 64 SAUNDERS STREET | 98 67 AVENUE | 65 99 STREET |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | REGO PARK |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 164 | 150 | 128 | 133 |
| Year Built | 1952 | 1950 | 1954 | 1946 |
| Gross SqFt | 149,558 | 127,152 | 132,724 | 142,260 |
| Estimated Gross Income | \$2,246,361 | \$2,223,143 | \$1,992,925 | \$1,661,624 |
| Gross Income per SqFt | \$15.02 | \$17.48 | \$15.02 | \$11.68 |
| Estimated Expense | \$1,055,879 | \$933,720 | \$936,675 | \$930,971 |
| Expense SqFt | \$7.06 | \$7.34 | \$7.06 | \$6.54 |
| Net Operating Income | \$1,190,482 | \$1,289,423 | \$1,056,250 | \$730,653 |
| Full Market Value | \$7,988,972 | \$9,028,000 | \$5,384,000 | \$4,491,000 |
| Market Value per SqFt | \$53.42 | \$71.00 | \$40.57 | \$31.57 |
| Distance from Condominium in miles | | 0.49 | 0.63 | 0.81 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03159-7501 | 4-03171-0001 | 4-03080-0051 | |
| Condominium Section | 0259-R1 | | | |
| Address | 98 QUEENS BOULEVARD | 101 BOOTH STREET | 63 SAUNDERS STREET | |
| Neighborhood | REGO PARK | REGO PARK | REGO PARK | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 66 | 62 | 66 | |
| Year Built | 1939 | 1954 | 1940 | |
| Gross SqFt | 63,000 | 61,242 | 76,643 | |
| Estimated Gross Income | \$911,610 | \$949,104 | \$1,030,077 | |
| Gross Income per SqFt | \$14.47 | \$15.50 | \$13.44 | |
| Estimated Expense | \$309,330 | \$287,943 | \$392,476 | |
| Expense SqFt | \$4.91 | \$4.70 | \$5.12 | |
| Net Operating Income | \$602,280 | \$661,161 | \$637,601 | |
| Full Market Value | \$3,994,997 | \$4,479,000 | \$3,219,000 | |
| Market Value per SqFt | \$63.41 | \$73.14 | \$42.00 | |
| Distance from Condominium in miles | | 0.16 | 0.50 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03169-7501 | 4-03080-0001 | | |
| Condominium Section | 0356-R1 | | | |
| Address | 99 67 ROAD | 63 SAUNDERS STREET | | |
| Neighborhood | REGO PARK | REGO PARK | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 67 | 60 | | |
| Year Built | 1941 | 1939 | | |
| Gross SqFt | 63,998 | 62,400 | | |
| Estimated Gross Income | \$959,330 | \$935,473 | | |
| Gross Income per SqFt | \$14.99 | \$14.99 | | |
| Estimated Expense | \$470,072 | \$342,206 | | |
| Expense SqFt | \$7.35 | \$5.48 | | |
| Net Operating Income | \$489,258 | \$593,267 | | |
| Full Market Value | \$3,280,994 | \$3,979,000 | | |
| Market Value per SqFt | \$51.27 | \$63.77 | | |
| Distance from Condominium in miles | | 0.66 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot | 4-03171-7501 | 4-03173-0013 | 4-02225-0006 | |
| Condominium Section | 0068-R1 | | | |
| Address | 100 67 ROAD | 101 67 DRIVE | 109 QUEENS BOULEVARD | |
| Neighborhood | REGO PARK | REGO PARK | FOREST HILLS | |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | D1-ELEVATOR | |
| Total Units | 64 | 61 | 65 | |
| Year Built | 1941 | 1949 | 1936 | |
| Gross SqFt | 71,316 | 70,910 | 72,800 | |
| Estimated Gross Income | \$1,126,793 | \$1,172,902 | \$1,095,680 | |
| Gross Income per SqFt | \$15.80 | \$16.54 | \$15.05 | |
| Estimated Expense | \$425,757 | \$433,537 | \$423,906 | |
| Expense SqFt | \$5.97 | \$6.11 | \$5.82 | |
| Net Operating Income | \$701,036 | \$739,365 | \$671,774 | |
| Full Market Value | \$4,235,028 | \$5,102,000 | \$4,512,000 | |
| Market Value per SqFt | \$59.38 | \$71.95 | \$61.98 | |
| Distance from Condominium in miles | | 0.09 | 0.65 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03171-7502 | 4-03083-0079 | 4-02185-0040 | 4-02185-0011 |
| Condominium Section | 0419-R1 | | | |
| Address | 101 QUEENS BOULEVARD | 95 64 ROAD | 110 65 AVENUE | 110 64 ROAD |
| Neighborhood | REGO PARK | REGO PARK | FOREST HILLS | FOREST HILLS |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | C9-WALK-UP | C9-WALK-UP |
| Total Units | 31 | 32 | 28 | 28 |
| Year Built | 1964 | 1993 | 1950 | 1950 |
| Gross SqFt | 26,930 | 27,907 | 26,306 | 26,306 |
| Estimated Gross Income | \$480,970 | \$533,199 | \$469,828 | \$431,699 |
| Gross Income per SqFt | \$17.86 | \$19.11 | \$17.86 | \$16.41 |
| Estimated Expense | \$221,246 | \$167,968 | \$200,895 | \$196,117 |
| Expense SqFt | \$8.22 | \$6.02 | \$7.64 | \$7.46 |
| Net Operating Income | \$259,724 | \$365,231 | \$268,933 | \$235,582 |
| Full Market Value | \$1,706,100 | \$2,612,000 | \$1,805,000 | \$1,622,000 |
| Market Value per SqFt | \$63.35 | \$93.60 | \$68.62 | \$61.66 |
| Distance from Condominium in miles | | 0.53 | 0.62 | 0.62 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03173-7501 | 4-03104-0023 | | |
| Condominium Section | 0330-R1 | | | |
| Address | 102 QUEENS BOULEVARD | 63 AUSTIN STREET | | |
| Neighborhood | REGO PARK | REGO PARK | | |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 98 | 84 | | |
| Year Built | 1991 | 1950 | | |
| Gross SqFt | 145,717 | 75,246 | | |
| Estimated Gross Income | \$2,082,296 | \$1,074,963 | | |
| Gross Income per SqFt | \$14.29 | \$14.29 | | |
| Estimated Expense | \$797,072 | \$411,563 | | |
| Expense SqFt | \$5.47 | \$5.47 | | |
| Net Operating Income | \$1,285,224 | \$663,400 | | |
| Full Market Value | \$8,883,000 | \$4,384,000 | | |
| Market Value per SqFt | \$60.96 | \$58.26 | | |
| Distance from Condominium in miles | | 0.53 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03239-7501 | 4-01471-0012 | 4-07117-0008 | |
| Condominium Section | 0201-R1 | | | |
| Address | 107 QUEENS BOULEVARD | 37 84 STREET | 67 192 STREET | |
| Neighborhood | FOREST HILLS | JACKSON HEIGHTS | FRESH MEADOWS | |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | C9-WALK-UP | |
| Total Units | 162 | 204 | 215 | |
| Year Built | 1965 | 1926 | 1950 | |
| Gross SqFt | 181,853 | 180,804 | 205,744 | |
| Estimated Gross Income | \$3,007,849 | \$2,585,921 | \$3,864,566 | |
| Gross Income per SqFt | \$16.54 | \$14.30 | \$18.78 | |
| Estimated Expense | \$1,342,075 | \$1,314,556 | \$1,540,364 | |
| Expense SqFt | \$7.38 | \$7.27 | \$7.49 | |
| Net Operating Income | \$1,665,774 | \$1,271,365 | \$2,324,202 | |
| Full Market Value | \$12,027,000 | \$8,125,000 | \$16,564,000 | |
| Market Value per SqFt | \$66.14 | \$44.94 | \$80.51 | |
| Distance from Condominium in miles | | 2.76 | 3.59 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03255-7501 | 4-03258-0006 | 4-03334-0292 | 4-03340-0044 |
| Condominium Section | 0118-R1 | | | |
| Address | 72 AUSTIN STREET | 109 QUEENS BOULEVARD | 77 AUSTIN STREET | 111 76 ROAD |
| Neighborhood | FOREST HILLS | FOREST HILLS | FOREST HILLS | FOREST HILLS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 58 | 66 | 56 | 61 |
| Year Built | 1932 | 1929 | 1929 | 1939 |
| Gross SqFt | 38,582 | 61,050 | 51,545 | 52,182 |
| Estimated Gross Income | \$627,343 | \$978,712 | \$838,054 | \$899,937 |
| Gross Income per SqFt | \$16.26 | \$16.03 | \$16.26 | \$17.25 |
| Estimated Expense | \$207,185 | \$411,059 | \$276,666 | \$297,210 |
| Expense SqFt | \$5.37 | \$6.73 | \$5.37 | \$5.70 |
| Net Operating Income | \$420,158 | \$567,653 | \$561,388 | \$602,727 |
| Full Market Value | \$2,886,005 | \$2,589,000 | \$3,856,000 | \$4,207,000 |
| Market Value per SqFt | \$74.80 | \$42.41 | \$74.81 | \$80.62 |
| Distance from Condominium in miles | | 0.08 | 0.46 | 0.39 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03292-7501 | 4-08892-0050 | | |
| Condominium Section | 0293-R1 | | | |
| Address | 110 73 ROAD | 86 98 STREET | | |
| Neighborhood | FOREST HILLS | WOODHAVEN | | |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 69 | 95 | | |
| Year Built | 1938 | 1931 | | |
| Gross SqFt | 71,210 | 56,893 | | |
| Estimated Gross Income | \$1,158,587 | \$925,735 | | |
| Gross Income per SqFt | \$16.27 | \$16.27 | | |
| Estimated Expense | \$486,607 | \$476,167 | | |
| Expense SqFt | \$6.83 | \$8.37 | | |
| Net Operating Income | \$671,980 | \$449,568 | | |
| Full Market Value | \$4,562,000 | \$3,088,000 | | |
| Market Value per SqFt | \$64.06 | \$54.28 | | |
| Distance from Condominium in miles | | 1.61 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03293-7501 | 4-02225-0006 | | |
| Condominium Section | 0194-R1 | | | |
| Address | 110 73 ROAD | 109 QUEENS BOULEVARD | | |
| Neighborhood | FOREST HILLS | FOREST HILLS | | |
| Building Classification | R9-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 66 | 65 | | |
| Year Built | 1942 | 1936 | | |
| Gross SqFt | 93,800 | 72,800 | | |
| Estimated Gross Income | \$1,411,690 | \$1,095,680 | | |
| Gross Income per SqFt | \$15.05 | \$15.05 | | |
| Estimated Expense | \$545,916 | \$423,906 | | |
| Expense SqFt | \$5.82 | \$5.82 | | |
| Net Operating Income | \$865,774 | \$671,774 | | |
| Full Market Value | \$5,814,000 | \$4,512,000 | | |
| Market Value per SqFt | \$61.98 | \$61.98 | | |
| Distance from Condominium in miles | | 0.27 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03321-7501 | 4-03321-0018 | 4-09265-0006 | 4-09245-0300 |
| Condominium Section | 0088-R1 | | | |
| Address | 83 116 STREET | 83 118 STREET | 85 120 STREET | 84 AUSTIN STREET |
| Neighborhood | KEW GARDENS | KEW GARDENS | KEW GARDENS | KEW GARDENS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 75 | 79 | 71 | 68 |
| Year Built | 1956 | 1954 | 1961 | 1955 |
| Gross SqFt | 65,990 | 74,118 | 61,092 | 53,252 |
| Estimated Gross Income | \$1,104,673 | \$1,150,527 | \$1,022,808 | \$954,390 |
| Gross Income per SqFt | \$16.74 | \$15.52 | \$16.74 | \$17.92 |
| Estimated Expense | \$585,477 | \$318,065 | \$318,476 | \$368,678 |
| Expense SqFt | \$8.87 | \$4.29 | \$5.21 | \$6.92 |
| Net Operating Income | \$519,196 | \$832,462 | \$704,332 | \$585,712 |
| Full Market Value | \$3,594,003 | \$5,478,000 | \$4,875,000 | \$4,126,000 |
| Market Value per SqFt | \$54.46 | \$73.91 | \$79.80 | \$77.48 |
| Distance from Condominium in miles | | 0.13 | 0.26 | 0.46 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03321-7502 | 4-03321-0111 | 4-09712-0146 | 4-09238-0001 |
| Condominium Section | 0455-R1 | | | |
| Address | 83 117 STREET | 83 118 STREET | 141 84 DRIVE | 122 METROPOLITAN AVENUE |
| Neighborhood | KEW GARDENS | KEW GARDENS | BRIARWOOD | KEW GARDENS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 39 | 44 | 49 | 44 |
| Year Built | 2004 | 1960 | 2003 | 1961 |
| Gross SqFt | 42,795 | 30,900 | 53,580 | 36,126 |
| Estimated Gross Income | \$783,576 | \$528,313 | \$980,801 | \$683,965 |
| Gross Income per SqFt | \$18.31 | \$17.10 | \$18.31 | \$18.93 |
| Estimated Expense | \$187,870 | \$221,891 | \$235,350 | \$239,043 |
| Expense SqFt | \$4.39 | \$7.18 | \$4.39 | \$6.62 |
| Net Operating Income | \$595,706 | \$306,422 | \$745,451 | \$444,922 |
| Full Market Value | \$4,219,003 | \$2,133,000 | \$5,280,000 | \$3,176,000 |
| Market Value per SqFt | \$98.59 | \$69.03 | \$98.54 | \$87.91 |
| Distance from Condominium in miles | | 0.00 | 1.10 | 0.27 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03321-7503 | 4-03321-0111 | 4-03322-0119 | 4-09238-0001 |
| Condominium Section | 0435-R1 | | | |
| Address | 83 116 STREET | 83 118 STREET | 83 LEFFERTS BOULEVARD | 122 METROPOLITAN AVENUE |
| Neighborhood | KEW GARDENS | KEW GARDENS | KEW GARDENS | KEW GARDENS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 30 | 44 | 37 | 44 |
| Year Built | 2001 | 1960 | 1964 | 1961 |
| Gross SqFt | 38,000 | 30,900 | 25,935 | 36,126 |
| Estimated Gross Income | \$719,340 | \$528,313 | \$519,278 | \$683,965 |
| Gross Income per SqFt | \$18.93 | \$17.10 | \$20.02 | \$18.93 |
| Estimated Expense | \$251,560 | \$221,891 | \$179,936 | \$239,043 |
| Expense SqFt | \$6.62 | \$7.18 | \$6.94 | \$6.62 |
| Net Operating Income | \$467,780 | \$306,422 | \$339,342 | \$444,922 |
| Full Market Value | \$3,338,997 | \$2,133,000 | \$2,452,000 | \$3,176,000 |
| Market Value per SqFt | \$87.87 | \$69.03 | \$94.54 | \$87.91 |
| Distance from Condominium in miles | | 0.05 | 0.14 | 0.32 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03321-7505 | 4-09712-0146 | 4-03322-0043 | 4-03321-0111 |
| Condominium Section | 0695-R1 | | | |
| Address | 116 CURZON ROAD | 141 84 DRIVE | 83 118 STREET | 83 118 STREET |
| Neighborhood | KEW GARDENS | BRIARWOOD | KEW GARDENS | KEW GARDENS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 46 | 49 | 79 | 44 |
| Year Built | 2009 | 2003 | 1979 | 1960 |
| Gross SqFt | 50,500 | 53,580 | 72,147 | 30,900 |
| Estimated Gross Income | \$1,796,535 | \$980,801 | \$1,311,377 | \$528,313 |
| Gross Income per SqFt | \$35.57 | \$18.31 | \$18.18 | \$17.10 |
| Estimated Expense | \$566,610 | \$235,350 | \$550,778 | \$221,891 |
| Expense SqFt | \$11.22 | \$4.39 | \$7.63 | \$7.18 |
| Net Operating Income | \$1,229,925 | \$745,451 | \$760,599 | \$306,422 |
| Full Market Value | \$9,300,001 | \$5,280,000 | \$5,378,000 | \$2,133,000 |
| Market Value per SqFt | \$184.16 | \$98.54 | \$74.54 | \$69.03 |
| Distance from Condominium in miles | | 1.11 | 0.12 | 0.12 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03339-7501 | 4-06808-0025 | | |
| Condominium Section | 0305-R1 | | | |
| Address | 111 70 AVENUE | 153 75 AVENUE | | |
| Neighborhood | FOREST HILLS | FLUSHING-SOUTH | | |
| Building Classification | R9-CONDOMINIUM | C9-WALK-UP | | |
| Total Units | 88 | 96 | | |
| Year Built | 1987 | 1950 | | |
| Gross SqFt | 115,082 | 77,856 | | |
| Estimated Gross Income | \$1,791,827 | \$1,212,059 | | |
| Gross Income per SqFt | \$15.57 | \$15.57 | | |
| Estimated Expense | \$800,971 | \$542,020 | | |
| Expense SqFt | \$6.96 | \$6.96 | | |
| Net Operating Income | \$990,856 | \$670,039 | | |
| Full Market Value | \$6,769,000 | \$4,545,000 | | |
| Market Value per SqFt | \$58.82 | \$58.38 | | |
| Distance from Condominium in miles | | 1.43 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03340-7501 | 4-03340-0013 | 4-02226-0001 | 4-02250-0012 |
| Condominium Section | 0063-R1 | | | |
| Address | 111 76 AVENUE | 111 76 AVENUE | 109 QUEENS BOULEVARD | 72 72 ROAD |
| Neighborhood | FOREST HILLS | FOREST HILLS | FOREST HILLS | FOREST HILLS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 95 | 74 | 76 | 73 |
| Year Built | 1938 | 1938 | 1939 | 1941 |
| Gross SqFt | 84,954 | 75,455 | 90,000 | 75,000 |
| Estimated Gross Income | \$1,496,889 | \$1,329,884 | \$1,531,917 | \$1,412,068 |
| Gross Income per SqFt | \$17.62 | \$17.62 | \$17.02 | \$18.83 |
| Estimated Expense | \$733,476 | \$407,163 | \$499,374 | \$555,854 |
| Expense SqFt | \$8.63 | \$5.40 | \$5.55 | \$7.41 |
| Net Operating Income | \$763,413 | \$922,721 | \$1,032,543 | \$856,214 |
| Full Market Value | \$5,355,009 | \$6,473,000 | \$7,180,000 | \$6,104,000 |
| Market Value per SqFt | \$63.03 | \$85.79 | \$79.78 | \$81.39 |
| Distance from Condominium in miles | | 0.00 | 0.38 | 0.30 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03342-7501 | 4-03340-0044 | 4-03341-0001 | 4-03334-0292 |
| Condominium Section | 0289-R1 | | | |
| Address | 111 76 DRIVE | 111 76 ROAD | 111 76 ROAD | 77 AUSTIN STREET |
| Neighborhood | FOREST HILLS | FOREST HILLS | FOREST HILLS | FOREST HILLS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 39 | 61 | 60 | 56 |
| Year Built | 1939 | 1939 | 1937 | 1929 |
| Gross SqFt | 31,511 | 52,182 | 56,636 | 51,545 |
| Estimated Gross Income | \$516,780 | \$899,937 | \$928,734 | \$838,054 |
| Gross Income per SqFt | \$16.40 | \$17.25 | \$16.40 | \$16.26 |
| Estimated Expense | \$217,111 | \$297,210 | \$390,068 | \$276,666 |
| Expense SqFt | \$6.89 | \$5.70 | \$6.89 | \$5.37 |
| Net Operating Income | \$299,669 | \$602,727 | \$538,666 | \$561,388 |
| Full Market Value | \$1,863,398 | \$4,207,000 | \$3,708,000 | \$3,856,000 |
| Market Value per SqFt | \$59.13 | \$80.62 | \$65.47 | \$74.81 |
| Distance from Condominium in miles | | 0.10 | 0.05 | 0.10 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03347-7501 | 4-03358-0052 | 4-03342-0022 | |
| Condominium Section | 0193-R1 | | | |
| Address | 119 UNION TURNPIKE | 41 KEW GARDENS ROAD | 111 76 DRIVE | |
| Neighborhood | FOREST HILLS | KEW GARDENS | FOREST HILLS | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 59 | 48 | 24 | |
| Year Built | 1971 | 1936 | 1966 | |
| Gross SqFt | 51,376 | 49,636 | 21,396 | |
| Estimated Gross Income | \$810,713 | \$786,927 | \$336,178 | |
| Gross Income per SqFt | \$15.78 | \$15.85 | \$15.71 | |
| Estimated Expense | \$310,825 | \$255,795 | \$148,722 | |
| Expense SqFt | \$6.05 | \$5.15 | \$6.95 | |
| Net Operating Income | \$499,888 | \$531,132 | \$187,456 | |
| Full Market Value | \$3,404,008 | \$3,621,000 | \$824,000 | |
| Market Value per SqFt | \$66.26 | \$72.95 | \$38.51 | |
| Distance from Condominium in miles | | 0.20 | 0.16 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03354-7501 | 4-09660-0030 | 4-09649-0053 | 4-09231-0091 |
| Condominium Section | 0585-R1 | | | |
| Address | 83 TALBOT STREET | 82 135 STREET | 85 MANTON STREET | 83 LEFFERTS BOULEVARD |
| Neighborhood | KEW GARDENS | BRIARWOOD | BRIARWOOD | KEW GARDENS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 83 | 126 | 80 | 90 |
| Year Built | 1923 | 1951 | 1953 | 1937 |
| Gross SqFt | 104,492 | 103,842 | 92,000 | 107,700 |
| Estimated Gross Income | \$1,481,697 | \$1,731,075 | \$1,304,664 | \$1,391,116 |
| Gross Income per SqFt | \$14.18 | \$16.67 | \$14.18 | \$12.92 |
| Estimated Expense | \$637,130 | \$531,098 | \$471,756 | \$522,557 |
| Expense SqFt | \$6.10 | \$5.11 | \$5.13 | \$4.85 |
| Net Operating Income | \$844,567 | \$1,199,977 | \$832,908 | \$868,559 |
| Full Market Value | \$5,565,987 | \$8,297,000 | \$3,896,000 | \$5,543,000 |
| Market Value per SqFt | \$53.27 | \$79.90 | \$42.35 | \$51.47 |
| Distance from Condominium in miles | | 0.35 | 0.55 | 0.36 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-03358-7501 | 4-06680-0001 | 4-06682-0018 | 4-06681-0001 |
| Condominium Section | 0202-R1 | | | |
| Address | 123 82 AVENUE | 147 72 ROAD | 147 73 AVENUE | 72 150 STREET |
| Neighborhood | KEW GARDENS | FLUSHING-SOUTH | FLUSHING-SOUTH | FLUSHING-SOUTH |
| Building Classification | R9-CONDOMINIUM | C9-WALK-UP | C9-WALK-UP | C9-WALK-UP |
| Total Units | 108 | 96 | 72 | 69 |
| Year Built | 1951 | 1950 | 1950 | 1950 |
| Gross SqFt | 66,880 | 77,856 | 58,392 | 56,075 |
| Estimated Gross Income | \$1,001,862 | \$1,181,617 | \$870,626 | \$839,805 |
| Gross Income per SqFt | \$14.98 | \$15.18 | \$14.91 | \$14.98 |
| Estimated Expense | \$455,453 | \$539,067 | \$401,129 | \$382,110 |
| Expense SqFt | \$6.81 | \$6.92 | \$6.87 | \$6.81 |
| Net Operating Income | \$546,409 | \$642,550 | \$469,497 | \$457,695 |
| Full Market Value | \$3,518,900 | \$4,325,000 | \$3,144,000 | \$3,069,000 |
| Market Value per SqFt | \$52.62 | \$55.55 | \$53.84 | \$54.73 |
| Distance from Condominium in miles | | 1.10 | 1.04 | 1.07 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03360-7501 | 4-07117-0006 | 4-06702-0001 | |
| Condominium Section | 0144-R1 | | | |
| Address | 125 QUEENS BOULEVARD | 194 67 AVENUE | 150 72 DRIVE | |
| Neighborhood | KEW GARDENS | FRESH MEADOWS | FLUSHING-SOUTH | |
| Building Classification | R9-CONDOMINIUM | C9-WALK-UP | C9-WALK-UP | |
| Total Units | 377 | 411 | 144 | |
| Year Built | 1960 | 1950 | 1950 | |
| Gross SqFt | 419,528 | 410,788 | 116,784 | |
| Estimated Gross Income | \$7,060,656 | \$7,616,254 | \$1,765,734 | |
| Gross Income per SqFt | \$16.83 | \$18.54 | \$15.12 | |
| Estimated Expense | \$2,949,282 | \$2,937,428 | \$807,518 | |
| Expense SqFt | \$7.03 | \$7.15 | \$6.91 | |
| Net Operating Income | \$4,111,374 | \$4,678,826 | \$958,216 | |
| Full Market Value | \$29,661,000 | \$33,237,000 | \$6,442,000 | |
| Market Value per SqFt | \$70.70 | \$80.91 | \$55.16 | |
| Distance from Condominium in miles | | 3.23 | 1.20 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03371-7501 | 4-03530-0029 | 4-02757-0001 | |
| Condominium Section | 0382-R1 | | | |
| Address | 2116 GREENE AVENUE | 60 MADISON STREET | 60 FRESH POND ROAD | |
| Neighborhood | RIDGEWOOD | RIDGEWOOD | MASPETH | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 44 | 64 | 37 | |
| Year Built | 1995 | 1930 | 1942 | |
| Gross SqFt | 59,400 | 53,145 | 32,526 | |
| Estimated Gross Income | \$804,870 | \$597,472 | \$515,412 | |
| Gross Income per SqFt | \$13.55 | \$11.24 | \$15.85 | |
| Estimated Expense | \$329,670 | \$272,221 | \$194,081 | |
| Expense SqFt | \$5.55 | \$5.12 | \$5.97 | |
| Net Operating Income | \$475,200 | \$325,251 | \$321,331 | |
| Full Market Value | \$2,974,403 | \$1,779,000 | \$1,753,000 | |
| Market Value per SqFt | \$50.07 | \$33.47 | \$53.90 | |
| Distance from Condominium in miles | | 0.49 | 0.59 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot | 4-03494-7501 | 4-03366-0026 | 4-03369-0002 | 4-03492-0021 |
| Condominium Section | 0130-R1 | | | |
| Address | 5926 BLEECKER STREET | 22 HIMROD STREET | 491 GRANDVIEW AVENUE | 62 FOREST AVENUE |
| Neighborhood | RIDGEWOOD | RIDGEWOOD | RIDGEWOOD | RIDGEWOOD |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 12 | 12 | 12 | 12 |
| Year Built | 1987 | 1942 | 1939 | 1930 |
| Gross SqFt | 10,021 | 9,265 | 9,680 | 9,720 |
| Estimated Gross Income | \$153,522 | \$143,195 | \$141,208 | \$148,888 |
| Gross Income per SqFt | \$15.32 | \$15.46 | \$14.59 | \$15.32 |
| Estimated Expense | \$75,226 | \$50,192 | \$59,728 | \$53,594 |
| Expense SqFt | \$7.51 | \$5.42 | \$6.17 | \$5.51 |
| Net Operating Income | \$78,296 | \$93,003 | \$81,480 | \$95,294 |
| Full Market Value | \$527,999 | \$326,000 | \$542,000 | \$643,000 |
| Market Value per SqFt | \$52.69 | \$35.19 | \$55.99 | \$66.15 |
| Distance from Condominium in miles | | 0.19 | 0.21 | 0.10 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03547-7501 | 4-02734-0001 | 4-03388-0022 | |
| Condominium Section | 0675-R1 | | | |
| Address | 852 CYPRESS AVENUE | 60 60 DRIVE | 1920 HARMAN STREET | |
| Neighborhood | RIDGEWOOD | MASPETH | RIDGEWOOD | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C1-WALK-UP | |
| Total Units | 19 | 31 | 24 | |
| Year Built | 2010 | 1996 | 1931 | |
| Gross SqFt | 19,400 | 25,036 | 13,500 | |
| Estimated Gross Income | \$764,610 | \$460,975 | \$287,626 | |
| Gross Income per SqFt | \$39.41 | \$18.41 | \$21.31 | |
| Estimated Expense | \$282,906 | \$132,057 | \$118,182 | |
| Expense SqFt | \$14.58 | \$5.27 | \$8.75 | |
| Net Operating Income | \$481,704 | \$328,918 | \$169,444 | |
| Full Market Value | \$3,474,002 | \$2,332,000 | \$1,239,000 | |
| Market Value per SqFt | \$179.07 | \$93.15 | \$91.78 | |
| Distance from Condominium in miles | | 1.12 | 0.68 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03637-7501 | 4-03644-0030 | 4-02757-0001 | |
| Condominium Section | 0350-R1 | | | |
| Address | 71 FRESH POND ROAD | 65 CENTRAL AVENUE | 60 FRESH POND ROAD | |
| Neighborhood | GLENDALE | GLENDALE | MASPETH | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 64 | 92 | 37 | |
| Year Built | 1990 | 1928 | 1942 | |
| Gross SqFt | 58,586 | 31,200 | 32,526 | |
| Estimated Gross Income | \$891,679 | \$455,151 | \$515,412 | |
| Gross Income per SqFt | \$15.22 | \$14.59 | \$15.85 | |
| Estimated Expense | \$370,849 | \$208,319 | \$194,081 | |
| Expense SqFt | \$6.33 | \$6.68 | \$5.97 | |
| Net Operating Income | \$520,830 | \$246,832 | \$321,331 | |
| Full Market Value | \$3,508,002 | \$1,641,000 | \$1,753,000 | |
| Market Value per SqFt | \$59.88 | \$52.60 | \$53.90 | |
| Distance from Condominium in miles | | 0.20 | 1.12 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|------------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03667-7501 | 4-03366-0026 | 4-03498-0017 | |
| Condominium Section | 0226-R1 | | | |
| Address | 72 METROPOLITAN AVENUE | 22 HIMROD STREET | 59 GATES AVENUE | |
| Neighborhood | GLENDALE | RIDGEWOOD | RIDGEWOOD | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 12 | 12 | 12 | |
| Year Built | 1988 | 1942 | 1930 | |
| Gross SqFt | 9,969 | 9,265 | 8,925 | |
| Estimated Gross Income | \$144,152 | \$143,195 | \$120,000 | |
| Gross Income per SqFt | \$14.46 | \$15.46 | \$13.45 | |
| Estimated Expense | \$54,231 | \$50,192 | \$48,640 | |
| Expense SqFt | \$5.44 | \$5.42 | \$5.45 | |
| Net Operating Income | \$89,921 | \$93,003 | \$71,360 | |
| Full Market Value | \$570,902 | \$326,000 | \$462,000 | |
| Market Value per SqFt | \$57.27 | \$35.19 | \$51.76 | |
| Distance from Condominium in miles | | 1.17 | 0.90 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-03727-7501 | 4-03540-0037 | 4-03676-0031 | |
| Condominium Section | 0378-R1 | | | |
| Address | 56 CLOVER PLACE | 10 WYCKOFF AVENUE | 71 65 STREET | |
| Neighborhood | GLENDALE | RIDGEWOOD | GLENDALE | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 28 | 24 | 24 | |
| Year Built | | 1929 | 1928 | |
| Gross SqFt | 20,320 | 18,000 | 20,880 | |
| Estimated Gross Income | \$248,920 | \$224,075 | \$251,309 | |
| Gross Income per SqFt | \$12.25 | \$12.45 | \$12.04 | |
| Estimated Expense | \$104,038 | \$102,882 | \$94,229 | |
| Expense SqFt | \$5.12 | \$5.72 | \$4.51 | |
| Net Operating Income | \$144,882 | \$121,193 | \$157,080 | |
| Full Market Value | \$907,006 | \$763,000 | \$873,000 | |
| Market Value per SqFt | \$44.64 | \$42.39 | \$41.81 | |
| Distance from Condominium in miles | | 0.38 | 0.73 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|------------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04044-7501 | 4-04977-0021 | | |
| Condominium Section | 0534-R1 | | | |
| Address | 14 110 STREET | 137 NORTHERN BOULEVARD | | |
| Neighborhood | COLLEGE POINT | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 33 | 71 | | |
| Year Built | 2002 | 2000 | | |
| Gross SqFt | 30,185 | 67,324 | | |
| Estimated Gross Income | \$613,057 | \$1,367,072 | | |
| Gross Income per SqFt | \$20.31 | \$20.31 | | |
| Estimated Expense | \$208,439 | \$334,586 | | |
| Expense SqFt | \$6.91 | \$4.97 | | |
| Net Operating Income | \$404,618 | \$1,032,486 | | |
| Full Market Value | \$2,946,991 | \$7,482,000 | | |
| Market Value per SqFt | \$97.63 | \$111.13 | | |
| Distance from Condominium in miles | | 2.13 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-04129-7501 | 4-04256-0030 | 4-04292-0060 | 4-05005-0045 |
| Condominium Section | 0180-R1 | | | |
| Address | 18 123 STREET | 25 COLLEGE POINT BOULEVAR | 119 27 AVENUE | 35 149 STREET |
| Neighborhood | COLLEGE POINT | COLLEGE POINT | COLLEGE POINT | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C7-WALK-UP |
| Total Units | 8 | 15 | 30 | 16 |
| Year Built | 1986 | 1964 | 1966 | 1975 |
| Gross SqFt | 6,901 | 11,196 | 17,493 | 12,120 |
| Estimated Gross Income | \$102,894 | \$166,913 | \$205,384 | \$182,527 |
| Gross Income per SqFt | \$14.91 | \$14.91 | \$11.74 | \$15.06 |
| Estimated Expense | \$50,418 | \$63,879 | \$103,989 | \$74,860 |
| Expense SqFt | \$7.31 | \$5.71 | \$5.94 | \$6.18 |
| Net Operating Income | \$52,476 | \$103,034 | \$101,395 | \$107,667 |
| Full Market Value | \$351,000 | \$690,000 | \$624,000 | \$620,000 |
| Market Value per SqFt | \$50.86 | \$61.63 | \$35.67 | \$51.16 |
| Distance from Condominium in miles | | 0.52 | 0.62 | 1.78 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-04259-7501 | 4-04256-0030 | 4-04292-0060 | 4-05048-0013 |
| Condominium Section | 0091-R1 | | | |
| Address | 122 25 ROAD | 25 COLLEGE POINT BOULEVAR | 119 27 AVENUE | 143 41 AVENUE |
| Neighborhood | COLLEGE POINT | COLLEGE POINT | COLLEGE POINT | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 15 | 15 | 30 | 18 |
| Year Built | 1983 | 1964 | 1966 | 1979 |
| Gross SqFt | 11,076 | 11,196 | 17,493 | 13,722 |
| Estimated Gross Income | \$141,108 | \$166,913 | \$205,384 | \$174,816 |
| Gross Income per SqFt | \$12.74 | \$14.91 | \$11.74 | \$12.74 |
| Estimated Expense | \$48,513 | \$63,879 | \$103,989 | \$60,082 |
| Expense SqFt | \$4.38 | \$5.71 | \$5.94 | \$4.38 |
| Net Operating Income | \$92,595 | \$103,034 | \$101,395 | \$114,734 |
| Full Market Value | \$588,002 | \$690,000 | \$624,000 | \$729,000 |
| Market Value per SqFt | \$53.09 | \$61.63 | \$35.67 | \$53.13 |
| Distance from Condominium in miles | | 0.12 | 0.19 | 1.66 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|----------------------|
| Boro-Block-Lot | 4-04409-7503 | 4-05193-0039 | 4-04994-0041 | 4-05015-0006 |
| Condominium Section | 0771-R1 | | | |
| Address | 136 31 ROAD | 43 ROBINSON STREET | 140 34 AVENUE | 37 PARSONS BOULEVARD |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D1-ELEVATOR |
| Total Units | 16 | 12 | 44 | 37 |
| Year Built | 2007 | 2006 | 1987 | 1963 |
| Gross SqFt | 8,850 | 10,168 | 39,540 | 28,622 |
| Estimated Gross Income | \$647,856 | \$206,400 | \$700,259 | \$514,000 |
| Gross Income per SqFt | \$73.20 | \$20.30 | \$17.71 | \$17.96 |
| Estimated Expense | \$138,856 | \$42,777 | \$270,821 | \$205,253 |
| Expense SqFt | \$15.69 | \$4.21 | \$6.85 | \$7.17 |
| Net Operating Income | \$509,000 | \$163,623 | \$429,438 | \$308,747 |
| Full Market Value | \$4,467,197 | \$1,186,000 | \$3,016,000 | \$2,176,000 |
| Market Value per SqFt | \$504.77 | \$116.64 | \$76.28 | \$76.03 |
| Distance from Condominium in miles | | 1.17 | 0.35 | 0.65 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04410-7501 | 4-02004-0043 | | |
| Condominium Section | 0370-R1 | | | |
| Address | 137 32 AVENUE | 48 111 STREET | | |
| Neighborhood | FLUSHING-NORTH | CORONA | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 23 | 22 | | |
| Year Built | 1990 | 1988 | | |
| Gross SqFt | 22,528 | 18,000 | | |
| Estimated Gross Income | \$345,805 | \$276,333 | | |
| Gross Income per SqFt | \$15.35 | \$15.35 | | |
| Estimated Expense | \$162,652 | \$129,877 | | |
| Expense SqFt | \$7.22 | \$7.22 | | |
| Net Operating Income | \$183,153 | \$146,456 | | |
| Full Market Value | \$1,237,000 | \$859,000 | | |
| Market Value per SqFt | \$54.91 | \$47.72 | | |
| Distance from Condominium in miles | | 2.03 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04414-7501 | 4-05121-0050 | 4-05024-0019 | |
| Condominium Section | 0476-R1 | | | |
| Address | 31 UNION STREET | 134 MAPLE AVENUE | 144 38 AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 20 | 49 | 71 | |
| Year Built | 2006 | 1968 | 1969 | |
| Gross SqFt | 18,668 | 33,490 | 62,367 | |
| Estimated Gross Income | \$347,785 | \$615,875 | \$1,176,671 | |
| Gross Income per SqFt | \$18.63 | \$18.39 | \$18.87 | |
| Estimated Expense | \$129,183 | \$236,367 | \$422,517 | |
| Expense SqFt | \$6.92 | \$7.06 | \$6.77 | |
| Net Operating Income | \$218,602 | \$379,508 | \$754,154 | |
| Full Market Value | \$1,554,998 | \$1,767,000 | \$5,379,000 | |
| Market Value per SqFt | \$83.30 | \$52.76 | \$86.25 | |
| Distance from Condominium in miles | | 0.93 | 0.58 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|------------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04414-7505 | 4-04977-0021 | 4-05021-0025 | 4-04977-0090 |
| Condominium Section | 0670-R1 | | | |
| Address | 140 32 AVENUE | 137 NORTHERN BOULEVARD | 40 BOWNE STREET | 136 37 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D6-ELEVATOR |
| Total Units | 60 | 71 | 69 | 65 |
| Year Built | 2007 | 2000 | 1920 | 1998 |
| Gross SqFt | 60,201 | 67,324 | 72,963 | 71,600 |
| Estimated Gross Income | \$1,222,682 | \$1,367,072 | \$1,594,972 | \$1,427,061 |
| Gross Income per SqFt | \$20.31 | \$20.31 | \$21.86 | \$19.93 |
| Estimated Expense | \$299,199 | \$334,586 | \$602,631 | \$348,874 |
| Expense SqFt | \$4.97 | \$4.97 | \$8.26 | \$4.87 |
| Net Operating Income | \$923,483 | \$1,032,486 | \$992,341 | \$1,078,187 |
| Full Market Value | \$6,692,004 | \$7,482,000 | \$7,297,000 | \$7,784,000 |
| Market Value per SqFt | \$111.16 | \$111.13 | \$100.01 | \$108.72 |
| Distance from Condominium in miles | | 0.46 | 0.63 | 0.46 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-04516-7501 | 4-05024-0016 | 4-05964-0001 | |
| Condominium Section | 0563-R1 | | | |
| Address | 150 12 AVENUE | 144 38 AVENUE | 28 FRANCIS LEWIS BOULEVAR | |
| Neighborhood | WHITESTONE | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 49 | 16 | 24 | |
| Year Built | 2006 | 1980 | 1950 | |
| Gross SqFt | 39,140 | 10,359 | 14,379 | |
| Estimated Gross Income | \$841,119 | \$213,455 | \$321,704 | |
| Gross Income per SqFt | \$21.49 | \$20.61 | \$22.37 | |
| Estimated Expense | \$319,625 | \$68,966 | \$123,415 | |
| Expense SqFt | \$8.17 | \$6.66 | \$8.58 | |
| Net Operating Income | \$521,494 | \$144,489 | \$198,289 | |
| Full Market Value | \$3,821,003 | \$700,000 | \$1,464,000 | |
| Market Value per SqFt | \$97.62 | \$67.57 | \$101.82 | |
| Distance from Condominium in miles | | 2.01 | 1.74 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-04672-7501 | 4-05005-0045 | 4-05048-0013 | 4-05055-0016 |
| Condominium Section | 0074-R1 | | | |
| Address | 149 22 AVENUE | 35 149 STREET | 143 41 AVENUE | 41 149 STREET |
| Neighborhood | WHITESTONE | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C7-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 20 | 16 | 18 | 11 |
| Year Built | 1947 | 1975 | 1979 | 1982 |
| Gross SqFt | 14,950 | 12,120 | 13,722 | 6,931 |
| Estimated Gross Income | \$225,147 | \$182,527 | \$174,816 | \$130,000 |
| Gross Income per SqFt | \$15.06 | \$15.06 | \$12.74 | \$18.76 |
| Estimated Expense | \$110,322 | \$74,860 | \$60,082 | \$53,300 |
| Expense SqFt | \$7.38 | \$6.18 | \$4.38 | \$7.69 |
| Net Operating Income | \$114,825 | \$107,667 | \$114,734 | \$76,700 |
| Full Market Value | \$771,000 | \$620,000 | \$729,000 | \$469,000 |
| Market Value per SqFt | \$51.57 | \$51.16 | \$53.13 | \$67.67 |
| Distance from Condominium in miles | | 0.95 | 1.40 | 1.28 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04952-7501 | 4-05024-0016 | 4-05055-0016 | |
| Condominium Section | 0423-R1 | | | |
| Address | 32 LINDEN PLACE | 144 38 AVENUE | 41 149 STREET | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 18 | 16 | 11 | |
| Year Built | 2002 | 1980 | 1982 | |
| Gross SqFt | 16,915 | 10,359 | 6,931 | |
| Estimated Gross Income | \$333,056 | \$213,455 | \$130,000 | |
| Gross Income per SqFt | \$19.69 | \$20.61 | \$18.76 | |
| Estimated Expense | \$121,450 | \$68,966 | \$53,300 | |
| Expense SqFt | \$7.18 | \$6.66 | \$7.69 | |
| Net Operating Income | \$211,606 | \$144,489 | \$76,700 | |
| Full Market Value | \$1,523,001 | \$700,000 | \$469,000 | |
| Market Value per SqFt | \$90.04 | \$67.57 | \$67.67 | |
| Distance from Condominium in miles | | 0.64 | 0.97 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04955-7512 | 4-05055-0016 | 4-05005-0045 | 4-04995-0024 |
| Condominium Section | 0278-R1 | | | |
| Address | 139 34 AVENUE | 41 149 STREET | 35 149 STREET | 144 34 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C7-WALK-UP | C1-WALK-UP |
| Total Units | 4 | 11 | 16 | 14 |
| Year Built | 1987 | 1982 | 1975 | 1976 |
| Gross SqFt | 4,010 | 6,931 | 12,120 | 10,032 |
| Estimated Gross Income | \$60,391 | \$130,000 | \$182,527 | \$148,939 |
| Gross Income per SqFt | \$15.06 | \$18.76 | \$15.06 | \$14.85 |
| Estimated Expense | \$24,782 | \$53,300 | \$74,860 | \$54,945 |
| Expense SqFt | \$6.18 | \$7.69 | \$6.18 | \$5.48 |
| Net Operating Income | \$35,609 | \$76,700 | \$107,667 | \$93,994 |
| Full Market Value | \$239,000 | \$469,000 | \$620,000 | \$629,000 |
| Market Value per SqFt | \$59.60 | \$67.67 | \$51.16 | \$62.70 |
| Distance from Condominium in miles | | 0.83 | 0.51 | 0.30 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04956-7501 | 4-02004-0043 | 4-05022-0008 | |
| Condominium Section | 0222-R1 | | | |
| Address | 35 LEAVITT STREET | 48 111 STREET | 38 BOWNE STREET | |
| Neighborhood | FLUSHING-NORTH | CORONA | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 24 | 22 | 62 | |
| Year Built | 1987 | 1988 | 1962 | |
| Gross SqFt | 23,100 | 18,000 | 48,786 | |
| Estimated Gross Income | \$351,351 | \$276,333 | \$734,522 | |
| Gross Income per SqFt | \$15.21 | \$15.35 | \$15.06 | |
| Estimated Expense | \$152,922 | \$129,877 | \$293,915 | |
| Expense SqFt | \$6.62 | \$7.22 | \$6.02 | |
| Net Operating Income | \$198,429 | \$146,456 | \$440,607 | |
| Full Market Value | \$1,336,001 | \$859,000 | \$2,456,000 | |
| Market Value per SqFt | \$57.84 | \$47.72 | \$50.34 | |
| Distance from Condominium in miles | | 1.93 | 0.38 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|------------------------|---------------------|
| Boro-Block-Lot | 4-04958-7501 | 4-05024-0077 | 4-05006-0022 | 4-05055-0016 |
| Condominium Section | 0431-R1 | | | |
| Address | 134 35 AVENUE | 144 ROOSEVELT AVENUE | 149 NORTHERN BOULEVARD | 41 149 STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C7-WALK-UP | C1-WALK-UP |
| Total Units | 12 | 24 | 17 | 11 |
| Year Built | 1996 | 1931 | 1930 | 1982 |
| Gross SqFt | 8,730 | 13,566 | 16,000 | 6,931 |
| Estimated Gross Income | \$145,966 | \$226,849 | \$231,111 | \$130,000 |
| Gross Income per SqFt | \$16.72 | \$16.72 | \$14.44 | \$18.76 |
| Estimated Expense | \$45,745 | \$71,091 | \$68,380 | \$53,300 |
| Expense SqFt | \$5.24 | \$5.24 | \$4.27 | \$7.69 |
| Net Operating Income | \$100,221 | \$155,758 | \$162,731 | \$76,700 |
| Full Market Value | \$692,998 | \$906,000 | \$729,000 | \$469,000 |
| Market Value per SqFt | \$79.38 | \$66.78 | \$45.56 | \$67.67 |
| Distance from Condominium in miles | | 0.62 | 0.82 | 0.94 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-04959-7501 | 4-00610-0027 | | |
| Condominium Section | 0659-R1 | | | |
| Address | 135 35 AVENUE | 33 34 AVENUE | | |
| Neighborhood | FLUSHING-NORTH | ASTORIA | | |
| Building Classification | R4-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 20 | 17 | | |
| Year Built | 2008 | 1926 | | |
| Gross SqFt | 32,397 | 9,072 | | |
| Estimated Gross Income | \$1,425,468 | \$169,719 | | |
| Gross Income per SqFt | \$44.00 | \$18.71 | | |
| Estimated Expense | \$356,367 | \$79,633 | | |
| Expense SqFt | \$11.00 | \$8.78 | | |
| Net Operating Income | \$1,069,101 | \$90,086 | | |
| Full Market Value | \$8,382,002 | \$641,000 | | |
| Market Value per SqFt | \$258.73 | \$70.66 | | |
| Distance from Condominium in miles | | 5.00 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-04960-7501 | 4-05182-0009 | | |
| Condominium Section | 0549-R1 | | | |
| Address | 35 LEAVITT STREET | 140 FRANKLIN AVENUE | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 54 | 54 | | |
| Year Built | 2004 | 1999 | | |
| Gross SqFt | 60,665 | 53,860 | | |
| Estimated Gross Income | \$1,113,809 | \$989,015 | | |
| Gross Income per SqFt | \$18.36 | \$18.36 | | |
| Estimated Expense | \$456,662 | \$303,044 | | |
| Expense SqFt | \$7.53 | \$5.63 | | |
| Net Operating Income | \$657,147 | \$685,971 | | |
| Full Market Value | \$4,656,999 | \$4,862,000 | | |
| Market Value per SqFt | \$76.77 | \$90.27 | | |
| Distance from Condominium in miles | | 0.69 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-04971-7501 | 4-05193-0039 | | |
| Condominium Section | 0446-R1 | | | |
| Address | 135 37 AVENUE | 43 ROBINSON STREET | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 20 | 12 | | |
| Year Built | 2004 | 2006 | | |
| Gross SqFt | 14,250 | 10,168 | | |
| Estimated Gross Income | \$289,275 | \$206,400 | | |
| Gross Income per SqFt | \$20.30 | \$20.30 | | |
| Estimated Expense | \$59,993 | \$42,777 | | |
| Expense SqFt | \$4.21 | \$4.21 | | |
| Net Operating Income | \$229,282 | \$163,623 | | |
| Full Market Value | \$1,660,999 | \$1,186,000 | | |
| Market Value per SqFt | \$116.56 | \$116.64 | | |
| Distance from Condominium in miles | | 0.83 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-04977-7501 | 4-05022-0018 | 4-04994-0078 | 4-04995-0073 |
| Condominium Section | 0071-R1 | | | |
| Address | 136 37 AVENUE | 143 38 AVENUE | 139 35 AVENUE | 144 35 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 80 | 111 | 90 | 86 |
| Year Built | 1983 | 1972 | 1967 | 1969 |
| Gross SqFt | 87,612 | 91,000 | 79,050 | 79,290 |
| Estimated Gross Income | \$1,573,512 | \$1,784,059 | \$1,419,880 | \$1,341,063 |
| Gross Income per SqFt | \$17.96 | \$19.61 | \$17.96 | \$16.91 |
| Estimated Expense | \$667,603 | \$824,868 | \$602,030 | \$448,558 |
| Expense SqFt | \$7.62 | \$9.06 | \$7.62 | \$5.66 |
| Net Operating Income | \$905,909 | \$959,191 | \$817,850 | \$892,505 |
| Full Market Value | \$6,385,020 | \$6,900,000 | \$5,764,000 | \$6,195,000 |
| Market Value per SqFt | \$72.88 | \$75.82 | \$72.92 | \$78.13 |
| Distance from Condominium in miles | | 0.33 | 0.31 | 0.46 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04981-7501 | 4-02004-0043 | | |
| Condominium Section | 0010-R1 | | | |
| Address | 140 34 AVENUE | 48 111 STREET | | |
| Neighborhood | FLUSHING-NORTH | CORONA | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 11 | 22 | | |
| Year Built | 1967 | 1988 | | |
| Gross SqFt | 12,655 | 18,000 | | |
| Estimated Gross Income | \$194,254 | \$276,333 | | |
| Gross Income per SqFt | \$15.35 | \$15.35 | | |
| Estimated Expense | \$91,369 | \$129,877 | | |
| Expense SqFt | \$7.22 | \$7.22 | | |
| Net Operating Income | \$102,885 | \$146,456 | | |
| Full Market Value | \$695,002 | \$859,000 | | |
| Market Value per SqFt | \$54.92 | \$47.72 | | |
| Distance from Condominium in miles | | 2.11 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04981-7501 | 4-02004-0043 | | |
| Condominium Section | 0010-R2 | | | |
| Address | 140 34 AVENUE | 48 111 STREET | | |
| Neighborhood | FLUSHING-NORTH | CORONA | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 3 | 22 | | |
| Year Built | 1967 | 1988 | | |
| Gross SqFt | 4,493 | 18,000 | | |
| Estimated Gross Income | \$68,968 | \$276,333 | | |
| Gross Income per SqFt | \$15.35 | \$15.35 | | |
| Estimated Expense | \$32,439 | \$129,877 | | |
| Expense SqFt | \$7.22 | \$7.22 | | |
| Net Operating Income | \$36,529 | \$146,456 | | |
| Full Market Value | \$247,000 | \$859,000 | | |
| Market Value per SqFt | \$54.97 | \$47.72 | | |
| Distance from Condominium in miles | | 2.11 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04981-7501 | 4-02004-0043 | | |
| Condominium Section | 0010-R3 | | | |
| Address | 140 34 AVENUE | 48 111 STREET | | |
| Neighborhood | FLUSHING-NORTH | CORONA | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 1 | 22 | | |
| Year Built | 1967 | 1988 | | |
| Gross SqFt | 1,075 | 18,000 | | |
| Estimated Gross Income | \$16,501 | \$276,333 | | |
| Gross Income per SqFt | \$15.35 | \$15.35 | | |
| Estimated Expense | \$7,762 | \$129,877 | | |
| Expense SqFt | \$7.22 | \$7.22 | | |
| Net Operating Income | \$8,739 | \$146,456 | | |
| Full Market Value | \$59,000 | \$859,000 | | |
| Market Value per SqFt | \$54.88 | \$47.72 | | |
| Distance from Condominium in miles | | 2.11 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04981-7501 | 4-04995-0073 | 4-05003-0028 | |
| Condominium Section | 0010-R4 | | | |
| Address | 140 34 AVENUE | 144 35 AVENUE | 144 35 AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 80 | 86 | 84 | |
| Year Built | 1967 | 1969 | 1951 | |
| Gross SqFt | 97,877 | 79,290 | 75,300 | |
| Estimated Gross Income | \$1,520,030 | \$1,341,063 | \$1,065,141 | |
| Gross Income per SqFt | \$15.53 | \$16.91 | \$14.15 | |
| Estimated Expense | \$699,214 | \$448,558 | \$445,905 | |
| Expense SqFt | \$7.14 | \$5.66 | \$5.92 | |
| Net Operating Income | \$820,816 | \$892,505 | \$619,236 | |
| Full Market Value | \$5,562,998 | \$6,195,000 | \$4,077,000 | |
| Market Value per SqFt | \$56.84 | \$78.13 | \$54.14 | |
| Distance from Condominium in miles | | 0.19 | 0.23 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04994-7501 | 4-05046-0037 | | |
| Condominium Section | 0085-R1 | | | |
| Address | 139 35 AVENUE | 142 BARCLAY AVENUE | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | | |
| Total Units | 36 | 50 | | |
| Year Built | 1984 | 1962 | | |
| Gross SqFt | 34,314 | 40,991 | | |
| Estimated Gross Income | \$539,759 | \$644,832 | | |
| Gross Income per SqFt | \$15.73 | \$15.73 | | |
| Estimated Expense | \$233,335 | \$278,685 | | |
| Expense SqFt | \$6.80 | \$6.80 | | |
| Net Operating Income | \$306,424 | \$366,147 | | |
| Full Market Value | \$2,084,004 | \$2,490,000 | | |
| Market Value per SqFt | \$60.73 | \$60.75 | | |
| Distance from Condominium in miles | | 0.48 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-04994-7502 | 4-04994-0041 | 4-05046-0037 | |
| Condominium Section | 0103-R1 | | | |
| Address | 140 34 AVENUE | 140 34 AVENUE | 142 BARCLAY AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D3-ELEVATOR | |
| Total Units | 15 | 44 | 50 | |
| Year Built | 1985 | 1987 | 1962 | |
| Gross SqFt | 10,668 | 39,540 | 40,991 | |
| Estimated Gross Income | \$178,369 | \$700,259 | \$644,832 | |
| Gross Income per SqFt | \$16.72 | \$17.71 | \$15.73 | |
| Estimated Expense | \$72,862 | \$270,821 | \$278,685 | |
| Expense SqFt | \$6.83 | \$6.85 | \$6.80 | |
| Net Operating Income | \$105,507 | \$429,438 | \$366,147 | |
| Full Market Value | \$729,999 | \$3,016,000 | \$2,490,000 | |
| Market Value per SqFt | \$68.43 | \$76.28 | \$60.75 | |
| Distance from Condominium in miles | | 0.00 | 0.48 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-04994-7503 | 4-04994-0041 | 4-02004-0043 | |
| Condominium Section | 0220-R1 | | | |
| Address | 140 34 AVENUE | 140 34 AVENUE | 48 111 STREET | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | CORONA | |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | |
| Total Units | 16 | 44 | 22 | |
| Year Built | 1988 | 1987 | 1988 | |
| Gross SqFt | 16,140 | 39,540 | 18,000 | |
| Estimated Gross Income | \$266,794 | \$700,259 | \$276,333 | |
| Gross Income per SqFt | \$16.53 | \$17.71 | \$15.35 | |
| Estimated Expense | \$113,626 | \$270,821 | \$129,877 | |
| Expense SqFt | \$7.04 | \$6.85 | \$7.22 | |
| Net Operating Income | \$153,168 | \$429,438 | \$146,456 | |
| Full Market Value | \$1,057,000 | \$3,016,000 | \$859,000 | |
| Market Value per SqFt | \$65.49 | \$76.28 | \$47.72 | |
| Distance from Condominium in miles | | 0.00 | 2.05 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-04994-7504 | 4-04994-0041 | 4-05193-0039 | 4-05015-0006 |
| Condominium Section | 0398-R1 | | | |
| Address | 139 35 AVENUE | 140 34 AVENUE | 43 ROBINSON STREET | 37 PARSONS BOULEVARD |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 19 | 44 | 12 | 37 |
| Year Built | 1997 | 1987 | 2006 | 1963 |
| Gross SqFt | 16,164 | 39,540 | 10,168 | 28,622 |
| Estimated Gross Income | \$290,305 | \$700,259 | \$206,400 | \$514,000 |
| Gross Income per SqFt | \$17.96 | \$17.71 | \$20.30 | \$17.96 |
| Estimated Expense | \$115,896 | \$270,821 | \$42,777 | \$205,253 |
| Expense SqFt | \$7.17 | \$6.85 | \$4.21 | \$7.17 |
| Net Operating Income | \$174,409 | \$429,438 | \$163,623 | \$308,747 |
| Full Market Value | \$1,228,999 | \$3,016,000 | \$1,186,000 | \$2,176,000 |
| Market Value per SqFt | \$76.03 | \$76.28 | \$116.64 | \$76.03 |
| Distance from Condominium in miles | | 0.00 | 0.88 | 0.30 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05002-7501 | 4-04994-0041 | 4-05015-0006 | 4-05046-0045 |
| Condominium Section | 0213-R1 | | | |
| Address | 139 35 AVENUE | 140 34 AVENUE | 37 PARSONS BOULEVARD | 142 BARCLAY AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 48 | 44 | 37 | 42 |
| Year Built | 1987 | 1987 | 1963 | 1970 |
| Gross SqFt | 31,360 | 39,540 | 28,622 | 44,051 |
| Estimated Gross Income | \$555,386 | \$700,259 | \$514,000 | \$658,887 |
| Gross Income per SqFt | \$17.71 | \$17.71 | \$17.96 | \$14.96 |
| Estimated Expense | \$214,816 | \$270,821 | \$205,253 | \$254,749 |
| Expense SqFt | \$6.85 | \$6.85 | \$7.17 | \$5.78 |
| Net Operating Income | \$340,570 | \$429,438 | \$308,747 | \$404,138 |
| Full Market Value | \$2,391,996 | \$3,016,000 | \$2,176,000 | \$2,709,000 |
| Market Value per SqFt | \$76.28 | \$76.28 | \$76.03 | \$61.50 |
| Distance from Condominium in miles | | 0.08 | 0.27 | 0.40 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05004-7501 | 4-05024-0019 | 4-04995-0073 | 4-04994-0078 |
| Condominium Section | 0181-R1 | | | |
| Address | 35 147 STREET | 144 38 AVENUE | 144 35 AVENUE | 139 35 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 66 | 71 | 86 | 90 |
| Year Built | 1988 | 1969 | 1969 | 1967 |
| Gross SqFt | 76,680 | 62,367 | 79,290 | 79,050 |
| Estimated Gross Income | \$1,377,173 | \$1,176,671 | \$1,341,063 | \$1,419,880 |
| Gross Income per SqFt | \$17.96 | \$18.87 | \$16.91 | \$17.96 |
| Estimated Expense | \$584,302 | \$422,517 | \$448,558 | \$602,030 |
| Expense SqFt | \$7.62 | \$6.77 | \$5.66 | \$7.62 |
| Net Operating Income | \$792,871 | \$754,154 | \$892,505 | \$817,850 |
| Full Market Value | \$5,587,999 | \$5,379,000 | \$6,195,000 | \$5,764,000 |
| Market Value per SqFt | \$72.87 | \$86.25 | \$78.13 | \$72.92 |
| Distance from Condominium in miles | | 0.21 | 0.13 | 0.30 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05005-7501 | 4-05024-0019 | 4-04995-0073 | |
| Condominium Section | 0316-R1 | | | |
| Address | 147 35 AVENUE | 144 38 AVENUE | 144 35 AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 84 | 71 | 86 | |
| Year Built | 1986 | 1969 | 1969 | |
| Gross SqFt | 66,756 | 62,367 | 79,290 | |
| Estimated Gross Income | \$1,194,265 | \$1,176,671 | \$1,341,063 | |
| Gross Income per SqFt | \$17.89 | \$18.87 | \$16.91 | |
| Estimated Expense | \$489,649 | \$422,517 | \$448,558 | |
| Expense SqFt | \$7.33 | \$6.77 | \$5.66 | |
| Net Operating Income | \$704,616 | \$754,154 | \$892,505 | |
| Full Market Value | \$4,933,500 | \$5,379,000 | \$6,195,000 | |
| Market Value per SqFt | \$73.90 | \$86.25 | \$78.13 | |
| Distance from Condominium in miles | | 0.25 | 0.21 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|------------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05005-7502 | 4-05123-0004 | 4-05182-0044 | |
| Condominium Section | 0786-R1 | | | |
| Address | 148 NORTHERN BOULEVARD | 134 FRANKLIN AVENUE | 140 ASH AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 86 | 93 | 126 | |
| Year Built | 1924 | 1920 | 1950 | |
| Gross SqFt | 108,735 | 89,367 | 104,000 | |
| Estimated Gross Income | \$1,492,932 | \$1,195,330 | \$1,463,302 | |
| Gross Income per SqFt | \$13.73 | \$13.38 | \$14.07 | |
| Estimated Expense | \$612,178 | \$508,917 | \$577,822 | |
| Expense SqFt | \$5.63 | \$5.69 | \$5.56 | |
| Net Operating Income | \$880,754 | \$686,413 | \$885,480 | |
| Full Market Value | \$4,969,075 | \$4,092,000 | \$4,966,000 | |
| Market Value per SqFt | \$45.70 | \$45.79 | \$47.75 | |
| Distance from Condominium in miles | | 1.01 | 0.72 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05010-7501 | 4-04994-0041 | 4-05046-0045 | 4-05046-0037 |
| Condominium Section | 0025-R1 | | | |
| Address | 36 UNION STREET | 140 34 AVENUE | 142 BARCLAY AVENUE | 142 BARCLAY AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | D3-ELEVATOR |
| Total Units | 41 | 44 | 42 | 50 |
| Year Built | 1979 | 1987 | 1970 | 1962 |
| Gross SqFt | 37,255 | 39,540 | 44,051 | 40,991 |
| Estimated Gross Income | \$586,021 | \$700,259 | \$658,887 | \$644,832 |
| Gross Income per SqFt | \$15.73 | \$17.71 | \$14.96 | \$15.73 |
| Estimated Expense | \$253,334 | \$270,821 | \$254,749 | \$278,685 |
| Expense SqFt | \$6.80 | \$6.85 | \$5.78 | \$6.80 |
| Net Operating Income | \$332,687 | \$429,438 | \$404,138 | \$366,147 |
| Full Market Value | \$2,263,006 | \$3,016,000 | \$2,709,000 | \$2,490,000 |
| Market Value per SqFt | \$60.74 | \$76.28 | \$61.50 | \$60.75 |
| Distance from Condominium in miles | | 0.20 | 0.31 | 0.31 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05010-7502 | 4-04995-0073 | 4-05046-0040 | |
| Condominium Section | 0151-R1 | | | |
| Address | 36 UNION STREET | 144 35 AVENUE | 142 BARCLAY AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 63 | 86 | 63 | |
| Year Built | 1987 | 1969 | 1958 | |
| Gross SqFt | 66,196 | 79,290 | 53,620 | |
| Estimated Gross Income | \$1,151,148 | \$1,341,063 | \$958,312 | |
| Gross Income per SqFt | \$17.39 | \$16.91 | \$17.87 | |
| Estimated Expense | \$541,040 | \$448,558 | \$358,795 | |
| Expense SqFt | \$8.17 | \$5.66 | \$6.69 | |
| Net Operating Income | \$610,108 | \$892,505 | \$599,517 | |
| Full Market Value | \$4,265,002 | \$6,195,000 | \$4,220,000 | |
| Market Value per SqFt | \$64.43 | \$78.13 | \$78.70 | |
| Distance from Condominium in miles | | 0.32 | 0.31 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05010-7504 | 4-05193-0039 | | |
| Condominium Section | 0472-R1 | | | |
| Address | 142 37 AVENUE | 43 ROBINSON STREET | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 30 | 12 | | |
| Year Built | 2005 | 2006 | | |
| Gross SqFt | 20,352 | 10,168 | | |
| Estimated Gross Income | \$413,146 | \$206,400 | | |
| Gross Income per SqFt | \$20.30 | \$20.30 | | |
| Estimated Expense | \$85,682 | \$42,777 | | |
| Expense SqFt | \$4.21 | \$4.21 | | |
| Net Operating Income | \$327,464 | \$163,623 | | |
| Full Market Value | \$2,373,000 | \$1,186,000 | | |
| Market Value per SqFt | \$116.60 | \$116.64 | | |
| Distance from Condominium in miles | | 0.73 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05013-7501 | 4-05193-0039 | | |
| Condominium Section | 0540-R1 | | | |
| Address | 143 37 AVENUE | 43 ROBINSON STREET | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 19 | 12 | | |
| Year Built | 2005 | 2006 | | |
| Gross SqFt | 21,000 | 10,168 | | |
| Estimated Gross Income | \$426,300 | \$206,400 | | |
| Gross Income per SqFt | \$20.30 | \$20.30 | | |
| Estimated Expense | \$88,410 | \$42,777 | | |
| Expense SqFt | \$4.21 | \$4.21 | | |
| Net Operating Income | \$337,890 | \$163,623 | | |
| Full Market Value | \$2,447,999 | \$1,186,000 | | |
| Market Value per SqFt | \$116.57 | \$116.64 | | |
| Distance from Condominium in miles | | 0.64 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05014-7501 | 4-05015-0006 | 4-04994-0041 | 4-05046-0045 |
| Condominium Section | 0255-R1 | | | |
| Address | 144 37 AVENUE | 37 PARSONS BOULEVARD | 140 34 AVENUE | 142 BARCLAY AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D1-ELEVATOR |
| Total Units | 16 | 37 | 44 | 42 |
| Year Built | 1989 | 1963 | 1987 | 1970 |
| Gross SqFt | 10,480 | 28,622 | 39,540 | 44,051 |
| Estimated Gross Income | \$185,601 | \$514,000 | \$700,259 | \$658,887 |
| Gross Income per SqFt | \$17.71 | \$17.96 | \$17.71 | \$14.96 |
| Estimated Expense | \$81,664 | \$205,253 | \$270,821 | \$254,749 |
| Expense SqFt | \$7.79 | \$7.17 | \$6.85 | \$5.78 |
| Net Operating Income | \$103,937 | \$308,747 | \$429,438 | \$404,138 |
| Full Market Value | \$686,069 | \$2,176,000 | \$3,016,000 | \$2,709,000 |
| Market Value per SqFt | \$65.46 | \$76.03 | \$76.28 | \$61.50 |
| Distance from Condominium in miles | | 0.05 | 0.27 | 0.40 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05015-7501 | 4-05024-0077 | 4-05005-0045 | 4-05055-0016 |
| Condominium Section | 0245-R1 | | | |
| Address | 144 37 AVENUE | 144 ROOSEVELT AVENUE | 35 149 STREET | 41 149 STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C7-WALK-UP | C1-WALK-UP |
| Total Units | 16 | 24 | 16 | 11 |
| Year Built | 1988 | 1931 | 1975 | 1982 |
| Gross SqFt | 13,997 | 13,566 | 12,120 | 6,931 |
| Estimated Gross Income | \$234,030 | \$226,849 | \$182,527 | \$130,000 |
| Gross Income per SqFt | \$16.72 | \$16.72 | \$15.06 | \$18.76 |
| Estimated Expense | \$95,952 | \$71,091 | \$74,860 | \$53,300 |
| Expense SqFt | \$6.86 | \$5.24 | \$6.18 | \$7.69 |
| Net Operating Income | \$138,078 | \$155,758 | \$107,667 | \$76,700 |
| Full Market Value | \$955,001 | \$906,000 | \$620,000 | \$469,000 |
| Market Value per SqFt | \$68.23 | \$66.78 | \$51.16 | \$67.67 |
| Distance from Condominium in miles | | 0.07 | 0.20 | 0.38 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05017-7501 | 4-05236-0001 | 4-04677-0005 | |
| Condominium Section | 0263-R1 | | | |
| Address | 37 149 STREET | 33 MURRAY STREET | 149 25 AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R9-CONDOMINIUM | C1-WALK-UP | C9-WALK-UP | |
| Total Units | 29 | 32 | 25 | |
| Year Built | 1955 | 1929 | 1951 | |
| Gross SqFt | 27,000 | 24,552 | 19,188 | |
| Estimated Gross Income | \$395,820 | \$408,164 | \$243,523 | |
| Gross Income per SqFt | \$14.66 | \$16.62 | \$12.69 | |
| Estimated Expense | \$169,560 | \$149,158 | \$124,197 | |
| Expense SqFt | \$6.28 | \$6.08 | \$6.47 | |
| Net Operating Income | \$226,260 | \$259,006 | \$119,326 | |
| Full Market Value | \$1,442,100 | \$1,789,000 | \$757,000 | |
| Market Value per SqFt | \$53.41 | \$72.87 | \$39.45 | |
| Distance from Condominium in miles | | 0.30 | 0.79 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05020-7501 | 4-04994-0041 | 4-05015-0006 | 4-05121-0050 |
| Condominium Section | 0134-R1 | | | |
| Address | 142 38 AVENUE | 140 34 AVENUE | 37 PARSONS BOULEVARD | 134 MAPLE AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 18 | 44 | 37 | 49 |
| Year Built | 1987 | 1987 | 1963 | 1968 |
| Gross SqFt | 18,120 | 39,540 | 28,622 | 33,490 |
| Estimated Gross Income | \$325,435 | \$700,259 | \$514,000 | \$615,875 |
| Gross Income per SqFt | \$17.96 | \$17.71 | \$17.96 | \$18.39 |
| Estimated Expense | \$129,920 | \$270,821 | \$205,253 | \$236,367 |
| Expense SqFt | \$7.17 | \$6.85 | \$7.17 | \$7.06 |
| Net Operating Income | \$195,515 | \$429,438 | \$308,747 | \$379,508 |
| Full Market Value | \$1,378,001 | \$3,016,000 | \$2,176,000 | \$1,767,000 |
| Market Value per SqFt | \$76.05 | \$76.28 | \$76.03 | \$52.76 |
| Distance from Condominium in miles | | 0.33 | 0.30 | 0.43 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|------------------------|---------------------|
| Boro-Block-Lot | 4-05020-7502 | 4-05182-0009 | 4-04977-0021 | 4-04994-0041 |
| Condominium Section | 0427-R1 | | | |
| Address | 142 38 AVENUE | 140 FRANKLIN AVENUE | 137 NORTHERN BOULEVARD | 140 34 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 50 | 54 | 71 | 44 |
| Year Built | 2001 | 1999 | 2000 | 1987 |
| Gross SqFt | 48,993 | 53,860 | 67,324 | 39,540 |
| Estimated Gross Income | \$899,511 | \$989,015 | \$1,367,072 | \$700,259 |
| Gross Income per SqFt | \$18.36 | \$18.36 | \$20.31 | \$17.71 |
| Estimated Expense | \$275,831 | \$303,044 | \$334,586 | \$270,821 |
| Expense SqFt | \$5.63 | \$5.63 | \$4.97 | \$6.85 |
| Net Operating Income | \$623,680 | \$685,971 | \$1,032,486 | \$429,438 |
| Full Market Value | \$4,419,999 | \$4,862,000 | \$7,482,000 | \$3,016,000 |
| Market Value per SqFt | \$90.22 | \$90.27 | \$111.13 | \$76.28 |
| Distance from Condominium in miles | | 0.39 | 0.22 | 0.33 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05020-7503 | 4-04994-0041 | 4-05193-0039 | 4-05182-0009 |
| Condominium Section | 0713-R1 | | | |
| Address | 142 38 AVENUE | 140 34 AVENUE | 43 ROBINSON STREET | 140 FRANKLIN AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 23 | 44 | 12 | 54 |
| Year Built | 2007 | 1987 | 2006 | 1999 |
| Gross SqFt | 37,880 | 39,540 | 10,168 | 53,860 |
| Estimated Gross Income | \$695,477 | \$700,259 | \$206,400 | \$989,015 |
| Gross Income per SqFt | \$18.36 | \$17.71 | \$20.30 | \$18.36 |
| Estimated Expense | \$213,264 | \$270,821 | \$42,777 | \$303,044 |
| Expense SqFt | \$5.63 | \$6.85 | \$4.21 | \$5.63 |
| Net Operating Income | \$482,213 | \$429,438 | \$163,623 | \$685,971 |
| Full Market Value | \$3,441,717 | \$3,016,000 | \$1,186,000 | \$4,862,000 |
| Market Value per SqFt | \$90.86 | \$76.28 | \$116.64 | \$90.27 |
| Distance from Condominium in miles | | 0.33 | 0.58 | 0.39 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05022-7502 | 4-05180-0059 | 4-04981-0050 | 4-05021-0001 |
| Condominium Section | 0162-R1 | | | |
| Address | 143 ROOSEVELT AVENUE | 140 FRANKLIN AVENUE | 33 PARSONS BOULEVARD | 142 41 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 134 | 113 | 114 | 106 |
| Year Built | 1987 | 1973 | 1963 | 1963 |
| Gross SqFt | 98,000 | 94,559 | 107,940 | 102,023 |
| Estimated Gross Income | \$1,711,080 | \$1,697,273 | \$1,731,182 | \$1,754,467 |
| Gross Income per SqFt | \$17.46 | \$17.95 | \$16.04 | \$17.20 |
| Estimated Expense | \$702,660 | \$707,653 | \$727,601 | \$713,997 |
| Expense SqFt | \$7.17 | \$7.48 | \$6.74 | \$7.00 |
| Net Operating Income | \$1,008,420 | \$989,620 | \$1,003,581 | \$1,040,470 |
| Full Market Value | \$7,057,002 | \$6,975,000 | \$6,868,000 | \$7,256,000 |
| Market Value per SqFt | \$72.01 | \$73.76 | \$63.63 | \$71.12 |
| Distance from Condominium in miles | | 0.38 | 0.39 | 0.15 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05024-7501 | 4-05024-0019 | 4-05180-0059 | 4-04995-0073 |
| Condominium Section | 0042-R1 | | | |
| Address | 144 ROOSEVELT AVENUE | 144 38 AVENUE | 140 FRANKLIN AVENUE | 144 35 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 80 | 71 | 113 | 86 |
| Year Built | 1983 | 1969 | 1973 | 1969 |
| Gross SqFt | 101,624 | 62,367 | 94,559 | 79,290 |
| Estimated Gross Income | \$1,824,151 | \$1,176,671 | \$1,697,273 | \$1,341,063 |
| Gross Income per SqFt | \$17.95 | \$18.87 | \$17.95 | \$16.91 |
| Estimated Expense | \$760,148 | \$422,517 | \$707,653 | \$448,558 |
| Expense SqFt | \$7.48 | \$6.77 | \$7.48 | \$5.66 |
| Net Operating Income | \$1,064,003 | \$754,154 | \$989,620 | \$892,505 |
| Full Market Value | \$7,498,002 | \$5,379,000 | \$6,975,000 | \$6,195,000 |
| Market Value per SqFt | \$73.78 | \$86.25 | \$73.76 | \$78.13 |
| Distance from Condominium in miles | | 0.00 | 0.49 | 0.28 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot | 4-05024-7502 | 4-04994-0041 | 4-05015-0006 | 4-05046-0045 |
| Condominium Section | 0081-R1 | | | |
| Address | 38 147 STREET | 140 34 AVENUE | 37 PARSONS BOULEVARD | 142 BARCLAY AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 33 | 44 | 37 | 42 |
| Year Built | 1984 | 1987 | 1963 | 1970 |
| Gross SqFt | 37,304 | 39,540 | 28,622 | 44,051 |
| Estimated Gross Income | \$660,654 | \$700,259 | \$514,000 | \$658,887 |
| Gross Income per SqFt | \$17.71 | \$17.71 | \$17.96 | \$14.96 |
| Estimated Expense | \$255,532 | \$270,821 | \$205,253 | \$254,749 |
| Expense SqFt | \$6.85 | \$6.85 | \$7.17 | \$5.78 |
| Net Operating Income | \$405,122 | \$429,438 | \$308,747 | \$404,138 |
| Full Market Value | \$2,589,411 | \$3,016,000 | \$2,176,000 | \$2,709,000 |
| Market Value per SqFt | \$69.41 | \$76.28 | \$76.03 | \$61.50 |
| Distance from Condominium in miles | | 0.37 | 0.07 | 0.33 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05024-7503 | 4-05015-0006 | 4-04994-0041 | 4-05046-0045 |
| Condominium Section | 0238-R1 | | | |
| Address | 144 38 AVENUE | 37 PARSONS BOULEVARD | 140 34 AVENUE | 142 BARCLAY AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D1-ELEVATOR |
| Total Units | 24 | 37 | 44 | 42 |
| Year Built | 1989 | 1963 | 1987 | 1970 |
| Gross SqFt | 17,905 | 28,622 | 39,540 | 44,051 |
| Estimated Gross Income | \$317,098 | \$514,000 | \$700,259 | \$658,887 |
| Gross Income per SqFt | \$17.71 | \$17.96 | \$17.71 | \$14.96 |
| Estimated Expense | \$122,649 | \$205,253 | \$270,821 | \$254,749 |
| Expense SqFt | \$6.85 | \$7.17 | \$6.85 | \$5.78 |
| Net Operating Income | \$194,449 | \$308,747 | \$429,438 | \$404,138 |
| Full Market Value | \$1,251,793 | \$2,176,000 | \$3,016,000 | \$2,709,000 |
| Market Value per SqFt | \$69.91 | \$76.03 | \$76.28 | \$61.50 |
| Distance from Condominium in miles | | 0.07 | 0.37 | 0.33 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot | 4-05024-7504 | 4-05193-0039 | 4-05015-0006 | 4-05182-0009 |
| Condominium Section | 0424-R1 | | | |
| Address | 38 147 STREET | 43 ROBINSON STREET | 37 PARSONS BOULEVARD | 140 FRANKLIN AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 32 | 12 | 37 | 54 |
| Year Built | 2002 | 2006 | 1963 | 1999 |
| Gross SqFt | 22,936 | 10,168 | 28,622 | 53,860 |
| Estimated Gross Income | \$421,105 | \$206,400 | \$514,000 | \$989,015 |
| Gross Income per SqFt | \$18.36 | \$20.30 | \$17.96 | \$18.36 |
| Estimated Expense | \$129,130 | \$42,777 | \$205,253 | \$303,044 |
| Expense SqFt | \$5.63 | \$4.21 | \$7.17 | \$5.63 |
| Net Operating Income | \$291,975 | \$163,623 | \$308,747 | \$685,971 |
| Full Market Value | \$2,069,002 | \$1,186,000 | \$2,176,000 | \$4,862,000 |
| Market Value per SqFt | \$90.21 | \$116.64 | \$76.03 | \$90.27 |
| Distance from Condominium in miles | | 0.60 | 0.07 | 0.48 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05025-7501 | 4-05193-0039 | | |
| Condominium Section | 0413-R1 | | | |
| Address | 144 ROOSEVELT AVENUE | 43 ROBINSON STREET | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 26 | 12 | | |
| Year Built | 2001 | 2006 | | |
| Gross SqFt | 22,635 | 10,168 | | |
| Estimated Gross Income | \$459,491 | \$206,400 | | |
| Gross Income per SqFt | \$20.30 | \$20.30 | | |
| Estimated Expense | \$160,822 | \$42,777 | | |
| Expense SqFt | \$7.11 | \$4.21 | | |
| Net Operating Income | \$298,669 | \$163,623 | | |
| Full Market Value | \$2,164,000 | \$1,186,000 | | |
| Market Value per SqFt | \$95.60 | \$116.64 | | |
| Distance from Condominium in miles | | 0.52 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05026-7501 | 4-04986-0018 | 4-05013-0031 | 4-05049-0027 |
| Condominium Section | 0111-R1 | | | |
| Address | 147 ROOSEVELT AVENUE | 147 34 AVENUE | 37 PARSONS BOULEVARD | 41 PARSONS BOULEVARD |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 48 | 55 | 42 | 49 |
| Year Built | 1956 | 1959 | 1957 | 1954 |
| Gross SqFt | 53,920 | 52,300 | 43,000 | 44,100 |
| Estimated Gross Income | \$737,626 | \$752,681 | \$574,435 | \$603,113 |
| Gross Income per SqFt | \$13.68 | \$14.39 | \$13.36 | \$13.68 |
| Estimated Expense | \$285,237 | \$334,840 | \$215,117 | \$233,096 |
| Expense SqFt | \$5.29 | \$6.40 | \$5.00 | \$5.29 |
| Net Operating Income | \$452,389 | \$417,841 | \$359,318 | \$370,017 |
| Full Market Value | \$2,945,997 | \$2,766,000 | \$1,379,000 | \$1,924,000 |
| Market Value per SqFt | \$54.64 | \$52.89 | \$32.07 | \$43.63 |
| Distance from Condominium in miles | | 0.34 | 0.33 | 0.38 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05027-7501 | 4-05024-0071 | 4-05024-0075 | |
| Condominium Section | 0176-R1 | | | |
| Address | 147 ROOSEVELT AVENUE | 144 ROOSEVELT AVENUE | 144 ROOSEVELT AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 14 | 20 | 20 | |
| Year Built | 1987 | 1931 | 1930 | |
| Gross SqFt | 19,398 | 11,970 | 12,768 | |
| Estimated Gross Income | \$353,044 | \$216,996 | \$233,292 | |
| Gross Income per SqFt | \$18.20 | \$18.13 | \$18.27 | |
| Estimated Expense | \$146,455 | \$91,302 | \$95,253 | |
| Expense SqFt | \$7.55 | \$7.63 | \$7.46 | |
| Net Operating Income | \$206,589 | \$125,694 | \$138,039 | |
| Full Market Value | \$1,461,003 | \$888,000 | \$752,000 | |
| Market Value per SqFt | \$75.32 | \$74.19 | \$58.90 | |
| Distance from Condominium in miles | | 0.18 | 0.18 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|----------------------|---------------------|
| Boro-Block-Lot | 4-05027-7502 | 4-05025-0025 | 4-05024-0077 | 4-05055-0016 |
| Condominium Section | 0261-R1 | | | |
| Address | 147 ROOSEVELT AVENUE | 144 ROOSEVELT AVENUE | 144 ROOSEVELT AVENUE | 41 149 STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C7-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 36 | 23 | 24 | 11 |
| Year Built | 1988 | 1976 | 1931 | 1982 |
| Gross SqFt | 36,340 | 21,426 | 13,566 | 6,931 |
| Estimated Gross Income | \$607,605 | \$305,593 | \$226,849 | \$130,000 |
| Gross Income per SqFt | \$16.72 | \$14.26 | \$16.72 | \$18.76 |
| Estimated Expense | \$190,422 | \$106,497 | \$71,091 | \$53,300 |
| Expense SqFt | \$5.24 | \$4.97 | \$5.24 | \$7.69 |
| Net Operating Income | \$417,183 | \$199,096 | \$155,758 | \$76,700 |
| Full Market Value | \$2,886,000 | \$1,086,000 | \$906,000 | \$469,000 |
| Market Value per SqFt | \$79.42 | \$50.69 | \$66.78 | \$67.67 |
| Distance from Condominium in miles | | 0.16 | 0.18 | 0.16 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|------------------------|---------------------|
| Boro-Block-Lot | 4-05039-7501 | 4-05193-0039 | 4-04977-0021 | |
| Condominium Section | 0420-R1 | | | |
| Address | 132 41 ROAD | 43 ROBINSON STREET | 137 NORTHERN BOULEVARD | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 18 | 12 | 71 | |
| Year Built | 2001 | 2006 | 2000 | |
| Gross SqFt | 15,000 | 10,168 | 67,324 | |
| Estimated Gross Income | \$304,650 | \$206,400 | \$1,367,072 | |
| Gross Income per SqFt | \$20.31 | \$20.30 | \$20.31 | |
| Estimated Expense | \$100,535 | \$42,777 | \$334,586 | |
| Expense SqFt | \$6.70 | \$4.21 | \$4.97 | |
| Net Operating Income | \$204,115 | \$163,623 | \$1,032,486 | |
| Full Market Value | \$1,479,002 | \$1,186,000 | \$7,482,000 | |
| Market Value per SqFt | \$98.60 | \$116.64 | \$111.13 | |
| Distance from Condominium in miles | | 0.65 | 0.46 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05039-7502 | 4-04977-0021 | 4-05193-0039 | |
| Condominium Section | 0428-R1 | | | |
| Address | 41 COLLEGE POINT BOULEVAR | 137 NORTHERN BOULEVARD | 43 ROBINSON STREET | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 47 | 71 | 12 | |
| Year Built | 2002 | 2000 | 2006 | |
| Gross SqFt | 41,800 | 67,324 | 10,168 | |
| Estimated Gross Income | \$848,958 | \$1,367,072 | \$206,400 | |
| Gross Income per SqFt | \$20.31 | \$20.31 | \$20.30 | |
| Estimated Expense | \$297,135 | \$334,586 | \$42,777 | |
| Expense SqFt | \$7.11 | \$4.97 | \$4.21 | |
| Net Operating Income | \$551,823 | \$1,032,486 | \$163,623 | |
| Full Market Value | \$3,998,997 | \$7,482,000 | \$1,186,000 | |
| Market Value per SqFt | \$95.67 | \$111.13 | \$116.64 | |
| Distance from Condominium in miles | | 0.46 | 0.65 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05039-7507 | 4-05024-0016 | | |
| Condominium Section | 0598-R1 | | | |
| Address | 132 41 AVENUE | 144 38 AVENUE | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 7 | 16 | | |
| Year Built | 2008 | 1980 | | |
| Gross SqFt | 5,855 | 10,359 | | |
| Estimated Gross Income | \$120,672 | \$213,455 | | |
| Gross Income per SqFt | \$20.61 | \$20.61 | | |
| Estimated Expense | \$38,994 | \$68,966 | | |
| Expense SqFt | \$6.66 | \$6.66 | | |
| Net Operating Income | \$81,678 | \$144,489 | | |
| Full Market Value | \$594,001 | \$700,000 | | |
| Market Value per SqFt | \$101.45 | \$67.57 | | |
| Distance from Condominium in miles | | 0.76 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|------------------------|---------------------|
| Boro-Block-Lot | 4-05039-7509 | 4-05182-0009 | 4-04977-0021 | 4-05021-0025 |
| Condominium Section | 0700-R1 | | | |
| Address | 132 41 ROAD | 140 FRANKLIN AVENUE | 137 NORTHERN BOULEVARD | 40 BOWNE STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 64 | 54 | 71 | 69 |
| Year Built | 2008 | 1999 | 2000 | 1920 |
| Gross SqFt | 53,000 | 53,860 | 67,324 | 72,963 |
| Estimated Gross Income | \$1,076,430 | \$989,015 | \$1,367,072 | \$1,594,972 |
| Gross Income per SqFt | \$20.31 | \$18.36 | \$20.31 | \$21.86 |
| Estimated Expense | \$263,410 | \$303,044 | \$334,586 | \$602,631 |
| Expense SqFt | \$4.97 | \$5.63 | \$4.97 | \$8.26 |
| Net Operating Income | \$813,020 | \$685,971 | \$1,032,486 | \$992,341 |
| Full Market Value | \$5,744,008 | \$4,862,000 | \$7,482,000 | \$7,297,000 |
| Market Value per SqFt | \$108.38 | \$90.27 | \$111.13 | \$100.01 |
| Distance from Condominium in miles | | 0.49 | 0.46 | 0.46 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05039-7510 | 4-02004-0043 | 4-05101-0042 | 4-05121-0050 |
| Condominium Section | 0722-R1 | | | |
| Address | 132 41 AVENUE | 48 111 STREET | 41 FRAME PLACE | 134 MAPLE AVENUE |
| Neighborhood | FLUSHING-NORTH | CORONA | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 16 | 22 | 50 | 49 |
| Year Built | 2010 | 1988 | 1950 | 1968 |
| Gross SqFt | 5,337 | 18,000 | 52,801 | 33,490 |
| Estimated Gross Income | \$198,215 | \$276,333 | \$753,190 | \$615,875 |
| Gross Income per SqFt | \$37.14 | \$15.35 | \$14.26 | \$18.39 |
| Estimated Expense | \$59,882 | \$129,877 | \$261,260 | \$236,367 |
| Expense SqFt | \$11.22 | \$7.22 | \$4.95 | \$7.06 |
| Net Operating Income | \$138,333 | \$146,456 | \$491,930 | \$379,508 |
| Full Market Value | \$2,118,452 | \$859,000 | \$3,248,000 | \$1,767,000 |
| Market Value per SqFt | \$396.94 | \$47.72 | \$61.51 | \$52.76 |
| Distance from Condominium in miles | | 1.37 | 0.12 | 0.16 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|------------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05040-7501 | 4-04977-0021 | 4-05024-0019 | |
| Condominium Section | 0458-R1 | | | |
| Address | 132 SANFORD AVENUE | 137 NORTHERN BOULEVARD | 144 38 AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 50 | 71 | 71 | |
| Year Built | 2004 | 2000 | 1969 | |
| Gross SqFt | 48,753 | 67,324 | 62,367 | |
| Estimated Gross Income | \$955,071 | \$1,367,072 | \$1,176,671 | |
| Gross Income per SqFt | \$19.59 | \$20.31 | \$18.87 | |
| Estimated Expense | \$286,180 | \$334,586 | \$422,517 | |
| Expense SqFt | \$5.87 | \$4.97 | \$6.77 | |
| Net Operating Income | \$668,891 | \$1,032,486 | \$754,154 | |
| Full Market Value | \$4,808,999 | \$7,482,000 | \$5,379,000 | |
| Market Value per SqFt | \$98.64 | \$111.13 | \$86.25 | |
| Distance from Condominium in miles | | 0.51 | 0.78 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05041-7504 | 4-02004-0043 | 4-05121-0050 | 4-04994-0041 |
| Condominium Section | 0383-R1 | | | |
| Address | 133 41 ROAD | 48 111 STREET | 134 MAPLE AVENUE | 140 34 AVENUE |
| Neighborhood | FLUSHING-NORTH | CORONA | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 13 | 22 | 49 | 44 |
| Year Built | 1995 | 1988 | 1968 | 1987 |
| Gross SqFt | 15,630 | 18,000 | 33,490 | 39,540 |
| Estimated Gross Income | \$276,807 | \$276,333 | \$615,875 | \$700,259 |
| Gross Income per SqFt | \$17.71 | \$15.35 | \$18.39 | \$17.71 |
| Estimated Expense | \$107,066 | \$129,877 | \$236,367 | \$270,821 |
| Expense SqFt | \$6.85 | \$7.22 | \$7.06 | \$6.85 |
| Net Operating Income | \$169,741 | \$146,456 | \$379,508 | \$429,438 |
| Full Market Value | \$1,188,001 | \$859,000 | \$1,767,000 | \$3,016,000 |
| Market Value per SqFt | \$76.01 | \$47.72 | \$52.76 | \$76.28 |
| Distance from Condominium in miles | | 1.49 | 0.12 | 0.66 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05041-7505 | 4-05024-0077 | 4-05049-0041 | 4-05004-0008 |
| Condominium Section | 0460-R1 | | | |
| Address | 133 41 AVENUE | 144 ROOSEVELT AVENUE | 143 SANFORD AVENUE | 35 146 STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C7-WALK-UP | C1-WALK-UP |
| Total Units | 10 | 24 | 23 | 16 |
| Year Built | 1931 | 1931 | 1973 | 1929 |
| Gross SqFt | 11,629 | 13,566 | 17,000 | 10,400 |
| Estimated Gross Income | \$183,040 | \$226,849 | \$257,760 | \$163,696 |
| Gross Income per SqFt | \$15.74 | \$16.72 | \$15.16 | \$15.74 |
| Estimated Expense | \$73,263 | \$71,091 | \$71,109 | \$65,536 |
| Expense SqFt | \$6.30 | \$5.24 | \$4.18 | \$6.30 |
| Net Operating Income | \$109,777 | \$155,758 | \$186,651 | \$98,160 |
| Full Market Value | \$747,000 | \$906,000 | \$1,105,000 | \$668,000 |
| Market Value per SqFt | \$64.24 | \$66.78 | \$65.00 | \$64.23 |
| Distance from Condominium in miles | | 0.64 | 0.45 | 0.79 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05042-7501 | 4-04977-0021 | 4-05042-0066 | 4-05024-0019 |
| Condominium Section | 0164-R1 | | | |
| Address | 133 41 ROAD | 137 NORTHERN BOULEVARD | 133 SANFORD AVENUE | 144 38 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D1-ELEVATOR |
| Total Units | 64 | 71 | 89 | 71 |
| Year Built | 1987 | 2000 | 1963 | 1969 |
| Gross SqFt | 72,300 | 67,324 | 74,007 | 62,367 |
| Estimated Gross Income | \$1,364,301 | \$1,367,072 | \$1,105,761 | \$1,176,671 |
| Gross Income per SqFt | \$18.87 | \$20.31 | \$14.94 | \$18.87 |
| Estimated Expense | \$489,471 | \$334,586 | \$458,482 | \$422,517 |
| Expense SqFt | \$6.77 | \$4.97 | \$6.20 | \$6.77 |
| Net Operating Income | \$874,830 | \$1,032,486 | \$647,279 | \$754,154 |
| Full Market Value | \$5,855,314 | \$7,482,000 | \$3,497,000 | \$5,379,000 |
| Market Value per SqFt | \$80.99 | \$111.13 | \$47.25 | \$86.25 |
| Distance from Condominium in miles | | 0.42 | 0.00 | 0.65 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05042-7504 | 4-04977-0021 | 4-05182-0009 | 4-04977-0090 |
| Condominium Section | 0401-R1 | | | |
| Address | 133 SANFORD AVENUE | 137 NORTHERN BOULEVARD | 140 FRANKLIN AVENUE | 136 37 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D6-ELEVATOR |
| Total Units | 58 | 71 | 54 | 65 |
| Year Built | 2000 | 2000 | 1999 | 1998 |
| Gross SqFt | 83,284 | 67,324 | 53,860 | 71,600 |
| Estimated Gross Income | \$1,659,850 | \$1,367,072 | \$989,015 | \$1,427,061 |
| Gross Income per SqFt | \$19.93 | \$20.31 | \$18.36 | \$19.93 |
| Estimated Expense | \$630,743 | \$334,586 | \$303,044 | \$348,874 |
| Expense SqFt | \$7.57 | \$4.97 | \$5.63 | \$4.87 |
| Net Operating Income | \$1,029,107 | \$1,032,486 | \$685,971 | \$1,078,187 |
| Full Market Value | \$7,428,001 | \$7,482,000 | \$4,862,000 | \$7,784,000 |
| Market Value per SqFt | \$89.19 | \$111.13 | \$90.27 | \$108.72 |
| Distance from Condominium in miles | | 0.42 | 0.37 | 0.42 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05043-7501 | 4-05123-0004 | 4-05005-0064 | 4-05042-0001 |
| Condominium Section | 0157-R1 | | | |
| Address | 136 SANFORD AVENUE | 134 FRANKLIN AVENUE | 147 NORTHERN BOULEVARD | 133 FRAME PLACE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R9-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D3-ELEVATOR |
| Total Units | 103 | 93 | 94 | 73 |
| Year Built | 1929 | 1920 | 1932 | 1928 |
| Gross SqFt | 92,000 | 89,367 | 90,180 | 74,014 |
| Estimated Gross Income | \$1,230,960 | \$1,195,330 | \$1,316,784 | \$780,918 |
| Gross Income per SqFt | \$13.38 | \$13.38 | \$14.60 | \$10.55 |
| Estimated Expense | \$523,480 | \$508,917 | \$457,989 | \$347,144 |
| Expense SqFt | \$5.69 | \$5.69 | \$5.08 | \$4.69 |
| Net Operating Income | \$707,480 | \$686,413 | \$858,795 | \$433,774 |
| Full Market Value | \$4,572,000 | \$4,092,000 | \$2,318,000 | \$2,369,000 |
| Market Value per SqFt | \$49.70 | \$45.79 | \$25.70 | \$32.01 |
| Distance from Condominium in miles | | 0.28 | 0.77 | 0.11 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05044-7501 | 4-05025-0050 | 4-05040-0019 | 4-05136-0008 |
| Condominium Section | 0182-R1 | | | |
| Address | 41 KISSENA BOULEVARD | 144 41 AVENUE | 132 SANFORD AVENUE | 42 MAIN STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 204 | 208 | 204 | 168 |
| Year Built | 1963 | 1962 | 1960 | 1962 |
| Gross SqFt | 189,000 | 200,548 | 190,882 | 200,476 |
| Estimated Gross Income | \$2,625,210 | \$2,785,386 | \$2,635,530 | \$2,852,360 |
| Gross Income per SqFt | \$13.89 | \$13.89 | \$13.81 | \$14.23 |
| Estimated Expense | \$1,052,730 | \$1,117,838 | \$1,056,264 | \$1,223,391 |
| Expense SqFt | \$5.57 | \$5.57 | \$5.53 | \$6.10 |
| Net Operating Income | \$1,572,480 | \$1,667,548 | \$1,579,266 | \$1,628,969 |
| Full Market Value | \$10,291,998 | \$10,912,000 | \$8,192,000 | \$10,747,000 |
| Market Value per SqFt | \$54.46 | \$54.41 | \$42.92 | \$53.61 |
| Distance from Condominium in miles | | 0.44 | 0.31 | 0.35 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05045-7501 | 4-05137-0005 | 4-05137-0093 | 4-05137-0084 |
| Condominium Section | 0108-R1 | | | |
| Address | 41 UNION STREET | 43 COLDEN STREET | 43 KISSENA BOULEVARD | 43 KISSENA BOULEVARD |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D7-ELEVATOR | D6-ELEVATOR |
| Total Units | 351 | 322 | 287 | 287 |
| Year Built | 1974 | 1965 | 1963 | 1962 |
| Gross SqFt | 333,006 | 342,705 | 277,354 | 278,825 |
| Estimated Gross Income | \$5,198,224 | \$5,576,140 | \$4,330,020 | \$4,265,547 |
| Gross Income per SqFt | \$15.61 | \$16.27 | \$15.61 | \$15.30 |
| Estimated Expense | \$2,011,356 | \$2,091,205 | \$1,674,249 | \$1,775,990 |
| Expense SqFt | \$6.04 | \$6.10 | \$6.04 | \$6.37 |
| Net Operating Income | \$3,186,868 | \$3,484,935 | \$2,655,771 | \$2,489,557 |
| Full Market Value | \$21,628,007 | \$23,938,000 | \$18,026,000 | \$16,800,000 |
| Market Value per SqFt | \$64.95 | \$69.85 | \$64.99 | \$60.25 |
| Distance from Condominium in miles | | 0.32 | 0.32 | 0.32 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05048-7501 | 4-05005-0006 | | |
| Condominium Section | 0051-R1 | | | |
| Address | 143 BARCLAY AVENUE | 35 147 STREET | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 36 | 37 | | |
| Year Built | 1982 | 1924 | | |
| Gross SqFt | 34,587 | 32,180 | | |
| Estimated Gross Income | \$518,805 | \$482,603 | | |
| Gross Income per SqFt | \$15.00 | \$15.00 | | |
| Estimated Expense | \$211,327 | \$196,591 | | |
| Expense SqFt | \$6.11 | \$6.11 | | |
| Net Operating Income | \$307,478 | \$286,012 | | |
| Full Market Value | \$1,994,321 | \$1,919,000 | | |
| Market Value per SqFt | \$57.66 | \$59.63 | | |
| Distance from Condominium in miles | | 0.47 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05048-7502 | 4-05003-0028 | 4-05016-0011 | 4-05101-0022 |
| Condominium Section | 0200-R1 | | | |
| Address | 41 BOWNE STREET | 144 35 AVENUE | 37 147 STREET | 132 SANFORD AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 83 | 84 | 95 | 94 |
| Year Built | 1962 | 1951 | 1962 | 1962 |
| Gross SqFt | 77,620 | 75,300 | 80,173 | 83,430 |
| Estimated Gross Income | \$1,162,748 | \$1,065,141 | \$1,289,684 | \$1,249,930 |
| Gross Income per SqFt | \$14.98 | \$14.15 | \$16.09 | \$14.98 |
| Estimated Expense | \$523,159 | \$445,905 | \$522,290 | \$562,135 |
| Expense SqFt | \$6.74 | \$5.92 | \$6.51 | \$6.74 |
| Net Operating Income | \$639,589 | \$619,236 | \$767,394 | \$687,795 |
| Full Market Value | \$4,288,995 | \$4,077,000 | \$5,256,000 | \$4,169,000 |
| Market Value per SqFt | \$55.26 | \$54.14 | \$65.56 | \$49.97 |
| Distance from Condominium in miles | | 0.39 | 0.40 | 0.58 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05050-7501 | 4-05015-0006 | 4-04994-0041 | 4-05046-0045 |
| Condominium Section | 0235-R1 | | | |
| Address | 144 BARCLAY AVENUE | 37 PARSONS BOULEVARD | 140 34 AVENUE | 142 BARCLAY AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D1-ELEVATOR |
| Total Units | 24 | 37 | 44 | 42 |
| Year Built | 1988 | 1963 | 1987 | 1970 |
| Gross SqFt | 25,333 | 28,622 | 39,540 | 44,051 |
| Estimated Gross Income | \$448,647 | \$514,000 | \$700,259 | \$658,887 |
| Gross Income per SqFt | \$17.71 | \$17.96 | \$17.71 | \$14.96 |
| Estimated Expense | \$206,378 | \$205,253 | \$270,821 | \$254,749 |
| Expense SqFt | \$8.15 | \$7.17 | \$6.85 | \$5.78 |
| Net Operating Income | \$242,269 | \$308,747 | \$429,438 | \$404,138 |
| Full Market Value | \$1,702,002 | \$2,176,000 | \$3,016,000 | \$2,709,000 |
| Market Value per SqFt | \$67.19 | \$76.03 | \$76.28 | \$61.50 |
| Distance from Condominium in miles | | 0.23 | 0.50 | 0.29 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05050-7502 | 4-04977-0021 | | |
| Condominium Section | 0561-R1 | | | |
| Address | 144 BARCLAY AVENUE | 137 NORTHERN BOULEVARD | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 22 | 71 | | |
| Year Built | 2006 | 2000 | | |
| Gross SqFt | 26,800 | 67,324 | | |
| Estimated Gross Income | \$544,308 | \$1,367,072 | | |
| Gross Income per SqFt | \$20.31 | \$20.31 | | |
| Estimated Expense | \$133,196 | \$334,586 | | |
| Expense SqFt | \$4.97 | \$4.97 | | |
| Net Operating Income | \$411,112 | \$1,032,486 | | |
| Full Market Value | \$2,978,998 | \$7,482,000 | | |
| Market Value per SqFt | \$111.16 | \$111.13 | | |
| Distance from Condominium in miles | | 0.55 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05051-7501 | 4-04994-0041 | 4-05015-0006 | 4-05046-0037 |
| Condominium Section | 0352-R1 | | | |
| Address | 144 BARCLAY AVENUE | 140 34 AVENUE | 37 PARSONS BOULEVARD | 142 BARCLAY AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | D3-ELEVATOR |
| Total Units | 32 | 44 | 37 | 50 |
| Year Built | 1990 | 1987 | 1963 | 1962 |
| Gross SqFt | 38,680 | 39,540 | 28,622 | 40,991 |
| Estimated Gross Income | \$685,023 | \$700,259 | \$514,000 | \$644,832 |
| Gross Income per SqFt | \$17.71 | \$17.71 | \$17.96 | \$15.73 |
| Estimated Expense | \$264,958 | \$270,821 | \$205,253 | \$278,685 |
| Expense SqFt | \$6.85 | \$6.85 | \$7.17 | \$6.80 |
| Net Operating Income | \$420,065 | \$429,438 | \$308,747 | \$366,147 |
| Full Market Value | \$2,783,005 | \$3,016,000 | \$2,176,000 | \$2,490,000 |
| Market Value per SqFt | \$71.95 | \$76.28 | \$76.03 | \$60.75 |
| Distance from Condominium in miles | | 0.56 | 0.29 | 0.30 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05051-7502 | 4-05193-0039 | 4-05182-0009 | |
| Condominium Section | 0405-R1 | | | |
| Address | 41 PARSONS BOULEVARD | 43 ROBINSON STREET | 140 FRANKLIN AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 18 | 12 | 54 | |
| Year Built | 2000 | 2006 | 1999 | |
| Gross SqFt | 20,448 | 10,168 | 53,860 | |
| Estimated Gross Income | \$395,260 | \$206,400 | \$989,015 | |
| Gross Income per SqFt | \$19.33 | \$20.30 | \$18.36 | |
| Estimated Expense | \$100,604 | \$42,777 | \$303,044 | |
| Expense SqFt | \$4.92 | \$4.21 | \$5.63 | |
| Net Operating Income | \$294,656 | \$163,623 | \$685,971 | |
| Full Market Value | \$2,113,002 | \$1,186,000 | \$4,862,000 | |
| Market Value per SqFt | \$103.34 | \$116.64 | \$90.27 | |
| Distance from Condominium in miles | | 0.40 | 0.33 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05052-7501 | 4-05015-0006 | 4-04994-0041 | 4-05046-0045 |
| Condominium Section | 0186-R1 | | | |
| Address | 147 BARCLAY AVENUE | 37 PARSONS BOULEVARD | 140 34 AVENUE | 142 BARCLAY AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D7-ELEVATOR | D1-ELEVATOR |
| Total Units | 22 | 37 | 44 | 42 |
| Year Built | 1987 | 1963 | 1987 | 1970 |
| Gross SqFt | 19,037 | 28,622 | 39,540 | 44,051 |
| Estimated Gross Income | \$337,145 | \$514,000 | \$700,259 | \$658,887 |
| Gross Income per SqFt | \$17.71 | \$17.96 | \$17.71 | \$14.96 |
| Estimated Expense | \$130,403 | \$205,253 | \$270,821 | \$254,749 |
| Expense SqFt | \$6.85 | \$7.17 | \$6.85 | \$5.78 |
| Net Operating Income | \$206,742 | \$308,747 | \$429,438 | \$404,138 |
| Full Market Value | \$1,342,007 | \$2,176,000 | \$3,016,000 | \$2,709,000 |
| Market Value per SqFt | \$70.49 | \$76.03 | \$76.28 | \$61.50 |
| Distance from Condominium in miles | | 0.28 | 0.58 | 0.44 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05055-7501 | 4-05024-0016 | | |
| Condominium Section | 0438-R1 | | | |
| Address | 149 SANFORD AVENUE | 144 38 AVENUE | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 9 | 16 | | |
| Year Built | 2004 | 1980 | | |
| Gross SqFt | 5,664 | 10,359 | | |
| Estimated Gross Income | \$116,735 | \$213,455 | | |
| Gross Income per SqFt | \$20.61 | \$20.61 | | |
| Estimated Expense | \$37,722 | \$68,966 | | |
| Expense SqFt | \$6.66 | \$6.66 | | |
| Net Operating Income | \$79,013 | \$144,489 | | |
| Full Market Value | \$573,999 | \$700,000 | | |
| Market Value per SqFt | \$101.34 | \$67.57 | | |
| Distance from Condominium in miles | | 0.33 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|------------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05062-7502 | 4-04977-0021 | | |
| Condominium Section | 0701-R1 | | | |
| Address | 41 HAIGHT STREET | 137 NORTHERN BOULEVARD | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 14 | 71 | | |
| Year Built | 2008 | 2000 | | |
| Gross SqFt | 13,640 | 67,324 | | |
| Estimated Gross Income | \$277,028 | \$1,367,072 | | |
| Gross Income per SqFt | \$20.31 | \$20.31 | | |
| Estimated Expense | \$113,581 | \$334,586 | | |
| Expense SqFt | \$8.33 | \$4.97 | | |
| Net Operating Income | \$163,447 | \$1,032,486 | | |
| Full Market Value | \$1,142,001 | \$7,482,000 | | |
| Market Value per SqFt | \$83.72 | \$111.13 | | |
| Distance from Condominium in miles | | 0.58 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05101-7501 | 4-05024-0016 | | |
| Condominium Section | 0698-R1 | | | |
| Address | 132 MAPLE AVENUE | 144 38 AVENUE | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 8 | 16 | | |
| Year Built | 2008 | 1980 | | |
| Gross SqFt | 7,120 | 10,359 | | |
| Estimated Gross Income | \$160,200 | \$213,455 | | |
| Gross Income per SqFt | \$22.50 | \$20.61 | | |
| Estimated Expense | \$47,419 | \$68,966 | | |
| Expense SqFt | \$6.66 | \$6.66 | | |
| Net Operating Income | \$112,781 | \$144,489 | | |
| Full Market Value | \$820,001 | \$700,000 | | |
| Market Value per SqFt | \$115.17 | \$67.57 | | |
| Distance from Condominium in miles | | 0.79 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------------|
| Boro-Block-Lot | 4-05102-7501 | 4-05024-0077 | 4-05055-0016 | 4-05117-0001 |
| Condominium Section | 0361-R1 | | | |
| Address | 132 MAPLE AVENUE | 144 ROOSEVELT AVENUE | 41 149 STREET | 133 BOOTH MEMORIAL AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 16 | 24 | 11 | 36 |
| Year Built | 1990 | 1931 | 1982 | 1957 |
| Gross SqFt | 11,250 | 13,566 | 6,931 | 19,836 |
| Estimated Gross Income | \$188,100 | \$226,849 | \$130,000 | \$290,293 |
| Gross Income per SqFt | \$16.72 | \$16.72 | \$18.76 | \$14.63 |
| Estimated Expense | \$86,526 | \$71,091 | \$53,300 | \$151,187 |
| Expense SqFt | \$7.69 | \$5.24 | \$7.69 | \$7.62 |
| Net Operating Income | \$101,574 | \$155,758 | \$76,700 | \$139,106 |
| Full Market Value | \$702,996 | \$906,000 | \$469,000 | \$926,000 |
| Market Value per SqFt | \$62.49 | \$66.78 | \$67.67 | \$46.68 |
| Distance from Condominium in miles | | 0.83 | 1.00 | 0.36 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05105-7501 | 4-05145-0001 | | |
| Condominium Section | 0150-R1 | | | |
| Address | 132 AVERY AVENUE | 44 COLDEN STREET | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 14 | 71 | | |
| Year Built | 1987 | 1962 | | |
| Gross SqFt | 12,336 | 60,338 | | |
| Estimated Gross Income | \$200,213 | \$979,474 | | |
| Gross Income per SqFt | \$16.23 | \$16.23 | | |
| Estimated Expense | \$92,273 | \$451,545 | | |
| Expense SqFt | \$7.48 | \$7.48 | | |
| Net Operating Income | \$107,940 | \$527,929 | | |
| Full Market Value | \$741,002 | \$3,624,000 | | |
| Market Value per SqFt | \$60.07 | \$60.06 | | |
| Distance from Condominium in miles | | 0.43 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05105-7502 | 4-05193-0039 | 4-05182-0009 | 4-02004-0043 |
| Condominium Section | 0429-R1 | | | |
| Address | 133 AVERY AVENUE | 43 ROBINSON STREET | 140 FRANKLIN AVENUE | 48 111 STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | CORONA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 24 | 12 | 54 | 22 |
| Year Built | 2001 | 2006 | 1999 | 1988 |
| Gross SqFt | 22,116 | 10,168 | 53,860 | 18,000 |
| Estimated Gross Income | \$406,050 | \$206,400 | \$989,015 | \$276,333 |
| Gross Income per SqFt | \$18.36 | \$20.30 | \$18.36 | \$15.35 |
| Estimated Expense | \$124,513 | \$42,777 | \$303,044 | \$129,877 |
| Expense SqFt | \$5.63 | \$4.21 | \$5.63 | \$7.22 |
| Net Operating Income | \$281,537 | \$163,623 | \$685,971 | \$146,456 |
| Full Market Value | \$1,995,001 | \$1,186,000 | \$4,862,000 | \$859,000 |
| Market Value per SqFt | \$90.21 | \$116.64 | \$90.27 | \$47.72 |
| Distance from Condominium in miles | | 0.56 | 0.47 | 1.33 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05122-7501 | 4-04994-0041 | 4-05046-0045 | |
| Condominium Section | 0165-R1 | | | |
| Address | 134 MAPLE AVENUE | 140 34 AVENUE | 142 BARCLAY AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D1-ELEVATOR | |
| Total Units | 27 | 44 | 42 | |
| Year Built | 1987 | 1987 | 1970 | |
| Gross SqFt | 23,951 | 39,540 | 44,051 | |
| Estimated Gross Income | \$391,359 | \$700,259 | \$658,887 | |
| Gross Income per SqFt | \$16.34 | \$17.71 | \$14.96 | |
| Estimated Expense | \$151,370 | \$270,821 | \$254,749 | |
| Expense SqFt | \$6.32 | \$6.85 | \$5.78 | |
| Net Operating Income | \$239,989 | \$429,438 | \$404,138 | |
| Full Market Value | \$1,495,992 | \$3,016,000 | \$2,709,000 | |
| Market Value per SqFt | \$62.46 | \$76.28 | \$61.50 | |
| Distance from Condominium in miles | | 0.82 | 0.40 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05125-7501 | 4-05186-0024 | 4-04957-0080 | |
| Condominium Section | 0119-R1 | | | |
| Address | 13 DAHLIA AVENUE | 140 BEECH AVENUE | 139 34 ROAD | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 48 | 33 | 46 | |
| Year Built | 1965 | 1931 | 1928 | |
| Gross SqFt | 37,660 | 25,139 | 35,400 | |
| Estimated Gross Income | \$573,938 | \$404,912 | \$508,237 | |
| Gross Income per SqFt | \$15.24 | \$16.11 | \$14.36 | |
| Estimated Expense | \$267,763 | \$173,977 | \$258,226 | |
| Expense SqFt | \$7.11 | \$6.92 | \$7.29 | |
| Net Operating Income | \$306,175 | \$230,935 | \$250,011 | |
| Full Market Value | \$2,062,992 | \$1,582,000 | \$1,654,000 | |
| Market Value per SqFt | \$54.78 | \$62.93 | \$46.72 | |
| Distance from Condominium in miles | | 0.37 | 1.02 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05131-7501 | 4-05025-0025 | 4-05055-0016 | 4-06595-0010 |
| Condominium Section | 0125-R1 | | | |
| Address | 55 MAIN STREET | 144 ROOSEVELT AVENUE | 41 149 STREET | 137 JEWEL AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-SOUTH |
| Building Classification | R2-CONDOMINIUM | C7-WALK-UP | C1-WALK-UP | C9-WALK-UP |
| Total Units | 16 | 23 | 11 | 24 |
| Year Built | 1986 | 1976 | 1982 | 1949 |
| Gross SqFt | 20,020 | 21,426 | 6,931 | 20,920 |
| Estimated Gross Income | \$330,330 | \$305,593 | \$130,000 | \$345,249 |
| Gross Income per SqFt | \$16.50 | \$14.26 | \$18.76 | \$16.50 |
| Estimated Expense | \$139,139 | \$106,497 | \$53,300 | \$145,361 |
| Expense SqFt | \$6.95 | \$4.97 | \$7.69 | \$6.95 |
| Net Operating Income | \$191,191 | \$199,096 | \$76,700 | \$199,888 |
| Full Market Value | \$1,317,996 | \$1,086,000 | \$469,000 | \$1,378,000 |
| Market Value per SqFt | \$65.83 | \$50.69 | \$67.67 | \$65.87 |
| Distance from Condominium in miles | | 0.93 | 1.03 | 1.40 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05134-7501 | 4-05046-0020 | 4-04994-0017 | 4-05123-0061 |
| Condominium Section | 0104-R1 | | | |
| Address | 42 KISSENA BOULEVARD | 41 BOWNE STREET | 140 34 AVENUE | 42 MAIN STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D3-ELEVATOR | D6-ELEVATOR |
| Total Units | 102 | 154 | 151 | 154 |
| Year Built | 1985 | 1960 | 1985 | 1963 |
| Gross SqFt | 170,000 | 173,858 | 158,456 | 166,600 |
| Estimated Gross Income | \$2,757,400 | \$2,852,514 | \$2,569,950 | \$2,316,616 |
| Gross Income per SqFt | \$16.22 | \$16.41 | \$16.22 | \$13.91 |
| Estimated Expense | \$1,268,404 | \$1,062,062 | \$798,741 | \$1,024,902 |
| Expense SqFt | \$7.46 | \$6.11 | \$5.04 | \$6.15 |
| Net Operating Income | \$1,488,996 | \$1,790,452 | \$1,771,209 | \$1,291,714 |
| Full Market Value | \$10,218,006 | \$12,328,000 | \$10,333,000 | \$8,457,000 |
| Market Value per SqFt | \$60.11 | \$70.91 | \$65.21 | \$50.76 |
| Distance from Condominium in miles | | 0.24 | 0.68 | 0.21 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05134-7502 | 4-05180-0059 | 4-05050-0039 | |
| Condominium Section | 0246-R1 | | | |
| Address | 136 MAPLE AVENUE | 140 FRANKLIN AVENUE | 144 41 AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 68 | 113 | 101 | |
| Year Built | 1989 | 1973 | 1973 | |
| Gross SqFt | 89,200 | 94,559 | 88,202 | |
| Estimated Gross Income | \$1,489,640 | \$1,697,273 | \$1,361,989 | |
| Gross Income per SqFt | \$16.70 | \$17.95 | \$15.44 | |
| Estimated Expense | \$611,050 | \$707,653 | \$548,370 | |
| Expense SqFt | \$6.85 | \$7.48 | \$6.22 | |
| Net Operating Income | \$878,590 | \$989,620 | \$813,619 | |
| Full Market Value | \$5,844,302 | \$6,975,000 | \$5,504,000 | |
| Market Value per SqFt | \$65.52 | \$73.76 | \$62.40 | |
| Distance from Condominium in miles | | 0.11 | 0.50 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05135-7501 | 4-05182-0009 | 4-05101-0042 | 4-05046-0045 |
| Condominium Section | 0114-R1 | | | |
| Address | 136 MAPLE AVENUE | 140 FRANKLIN AVENUE | 41 FRAME PLACE | 142 BARCLAY AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 48 | 54 | 50 | 42 |
| Year Built | 1986 | 1999 | 1950 | 1970 |
| Gross SqFt | 62,720 | 53,860 | 52,801 | 44,051 |
| Estimated Gross Income | \$938,291 | \$989,015 | \$753,190 | \$658,887 |
| Gross Income per SqFt | \$14.96 | \$18.36 | \$14.26 | \$14.96 |
| Estimated Expense | \$362,522 | \$303,044 | \$261,260 | \$254,749 |
| Expense SqFt | \$5.78 | \$5.63 | \$4.95 | \$5.78 |
| Net Operating Income | \$575,769 | \$685,971 | \$491,930 | \$404,138 |
| Full Market Value | \$3,856,999 | \$4,862,000 | \$3,248,000 | \$2,709,000 |
| Market Value per SqFt | \$61.50 | \$90.27 | \$61.51 | \$61.50 |
| Distance from Condominium in miles | | 0.18 | 0.27 | 0.28 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05136-7501 | 4-05055-0016 | 4-05024-0077 | 4-05005-0045 |
| Condominium Section | 0283-R1 | | | |
| Address | 42 COLDEN STREET | 41 149 STREET | 144 ROOSEVELT AVENUE | 35 149 STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C7-WALK-UP |
| Total Units | 8 | 11 | 24 | 16 |
| Year Built | 1989 | 1982 | 1931 | 1975 |
| Gross SqFt | 6,620 | 6,931 | 13,566 | 12,120 |
| Estimated Gross Income | \$110,686 | \$130,000 | \$226,849 | \$182,527 |
| Gross Income per SqFt | \$16.72 | \$18.76 | \$16.72 | \$15.06 |
| Estimated Expense | \$50,916 | \$53,300 | \$71,091 | \$74,860 |
| Expense SqFt | \$7.69 | \$7.69 | \$5.24 | \$6.18 |
| Net Operating Income | \$59,770 | \$76,700 | \$155,758 | \$107,667 |
| Full Market Value | \$414,002 | \$469,000 | \$906,000 | \$620,000 |
| Market Value per SqFt | \$62.54 | \$67.67 | \$66.78 | \$51.16 |
| Distance from Condominium in miles | | 0.81 | 0.71 | 0.95 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05137-7501 | 4-05137-0012 | | |
| Condominium Section | 0121-R1 | | | |
| Address | 138 ELDER AVENUE | 42 COLDEN STREET | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | | |
| Total Units | 227 | 284 | | |
| Year Built | 1986 | 1962 | | |
| Gross SqFt | 232,145 | 280,099 | | |
| Estimated Gross Income | \$3,503,068 | \$4,225,734 | | |
| Gross Income per SqFt | \$15.09 | \$15.09 | | |
| Estimated Expense | \$1,413,763 | \$1,706,224 | | |
| Expense SqFt | \$6.09 | \$6.09 | | |
| Net Operating Income | \$2,089,305 | \$2,519,510 | | |
| Full Market Value | \$14,033,994 | \$16,936,000 | | |
| Market Value per SqFt | \$60.45 | \$60.46 | | |
| Distance from Condominium in miles | | 0.00 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05137-7502 | 4-05042-0066 | 4-05140-0006 | 4-05053-0011 |
| Condominium Section | 0273-R1 | | | |
| Address | 137 FRANKLIN AVENUE | 133 SANFORD AVENUE | 136 CHERRY AVENUE | 147 SANFORD AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D7-ELEVATOR | D1-ELEVATOR |
| Total Units | 89 | 89 | 88 | 90 |
| Year Built | 1961 | 1963 | 1959 | 1963 |
| Gross SqFt | 75,515 | 74,007 | 85,607 | 76,649 |
| Estimated Gross Income | \$1,128,194 | \$1,105,761 | \$1,330,896 | \$1,122,871 |
| Gross Income per SqFt | \$14.94 | \$14.94 | \$15.55 | \$14.65 |
| Estimated Expense | \$468,193 | \$458,482 | \$558,976 | \$514,225 |
| Expense SqFt | \$6.20 | \$6.20 | \$6.53 | \$6.71 |
| Net Operating Income | \$660,001 | \$647,279 | \$771,920 | \$608,646 |
| Full Market Value | \$4,422,002 | \$3,497,000 | \$5,234,000 | \$4,054,000 |
| Market Value per SqFt | \$58.56 | \$47.25 | \$61.14 | \$52.89 |
| Distance from Condominium in miles | | 0.36 | 0.13 | 0.64 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05137-7503 | 4-05182-0009 | 4-04977-0021 | 4-04977-0090 |
| Condominium Section | 0390-R1 | | | |
| Address | 42 COLDEN STREET | 140 FRANKLIN AVENUE | 137 NORTHERN BOULEVARD | 136 37 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D6-ELEVATOR |
| Total Units | 72 | 54 | 71 | 65 |
| Year Built | 1997 | 1999 | 2000 | 1998 |
| Gross SqFt | 77,117 | 53,860 | 67,324 | 71,600 |
| Estimated Gross Income | \$1,536,942 | \$989,015 | \$1,367,072 | \$1,427,061 |
| Gross Income per SqFt | \$19.93 | \$18.36 | \$20.31 | \$19.93 |
| Estimated Expense | \$737,732 | \$303,044 | \$334,586 | \$348,874 |
| Expense SqFt | \$9.57 | \$5.63 | \$4.97 | \$4.87 |
| Net Operating Income | \$799,210 | \$685,971 | \$1,032,486 | \$1,078,187 |
| Full Market Value | \$5,768,001 | \$4,862,000 | \$7,482,000 | \$7,784,000 |
| Market Value per SqFt | \$74.80 | \$90.27 | \$111.13 | \$108.72 |
| Distance from Condominium in miles | | 0.19 | 0.68 | 0.68 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05180-7501 | 4-05046-0040 | 4-05145-0001 | |
| Condominium Section | 0101-R3 | | | |
| Address | 42 UNION STREET | 142 BARCLAY AVENUE | 44 COLDEN STREET | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 57 | 63 | 71 | |
| Year Built | 1986 | 1958 | 1962 | |
| Gross SqFt | 43,200 | 53,620 | 60,338 | |
| Estimated Gross Income | \$736,560 | \$958,312 | \$979,474 | |
| Gross Income per SqFt | \$17.05 | \$17.87 | \$16.23 | |
| Estimated Expense | \$306,288 | \$358,795 | \$451,545 | |
| Expense SqFt | \$7.09 | \$6.69 | \$7.48 | |
| Net Operating Income | \$430,272 | \$599,517 | \$527,929 | |
| Full Market Value | \$2,874,287 | \$4,220,000 | \$3,624,000 | |
| Market Value per SqFt | \$66.53 | \$78.70 | \$60.06 | |
| Distance from Condominium in miles | | 0.18 | 0.36 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05180-7502 | 4-05022-0008 | 4-05046-0040 | |
| Condominium Section | 0323-R1 | | | |
| Address | 42 UNION STREET | 38 BOWNE STREET | 142 BARCLAY AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 32 | 62 | 63 | |
| Year Built | 1990 | 1962 | 1958 | |
| Gross SqFt | 36,336 | 48,786 | 53,620 | |
| Estimated Gross Income | \$598,454 | \$734,522 | \$958,312 | |
| Gross Income per SqFt | \$16.47 | \$15.06 | \$17.87 | |
| Estimated Expense | \$231,097 | \$293,915 | \$358,795 | |
| Expense SqFt | \$6.36 | \$6.02 | \$6.69 | |
| Net Operating Income | \$367,357 | \$440,607 | \$599,517 | |
| Full Market Value | \$2,532,008 | \$2,456,000 | \$4,220,000 | |
| Market Value per SqFt | \$69.68 | \$50.34 | \$78.70 | |
| Distance from Condominium in miles | | 0.38 | 0.18 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05185-7501 | 4-05101-0022 | | |
| Condominium Section | 0555-R1 | | | |
| Address | 43 ASH AVENUE | 132 SANFORD AVENUE | | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 80 | 94 | | |
| Year Built | 1958 | 1962 | | |
| Gross SqFt | 75,600 | 83,430 | | |
| Estimated Gross Income | \$1,132,488 | \$1,249,930 | | |
| Gross Income per SqFt | \$14.98 | \$14.98 | | |
| Estimated Expense | \$509,544 | \$562,135 | | |
| Expense SqFt | \$6.74 | \$6.74 | | |
| Net Operating Income | \$622,944 | \$687,795 | | |
| Full Market Value | \$4,176,994 | \$4,169,000 | | |
| Market Value per SqFt | \$55.25 | \$49.97 | | |
| Distance from Condominium in miles | | 0.48 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05186-7501 | 4-05182-0015 | 4-05190-0014 | 4-05022-0008 |
| Condominium Section | 0240-R1 | | | |
| Address | 43 KISSENA BOULEVARD | 142 FRANKLIN AVENUE | 42 PHLOX PLACE | 38 BOWNE STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R9-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 56 | 55 | 65 | 62 |
| Year Built | 1938 | 1929 | 1930 | 1962 |
| Gross SqFt | 53,000 | 50,909 | 62,954 | 48,786 |
| Estimated Gross Income | \$795,000 | \$763,395 | \$848,316 | \$734,522 |
| Gross Income per SqFt | \$15.00 | \$15.00 | \$13.48 | \$15.06 |
| Estimated Expense | \$335,490 | \$322,451 | \$383,831 | \$293,915 |
| Expense SqFt | \$6.33 | \$6.33 | \$6.10 | \$6.02 |
| Net Operating Income | \$459,510 | \$440,944 | \$464,485 | \$440,607 |
| Full Market Value | \$3,083,000 | \$2,958,000 | \$3,009,000 | \$2,456,000 |
| Market Value per SqFt | \$58.17 | \$58.10 | \$47.80 | \$50.34 |
| Distance from Condominium in miles | | 0.10 | 0.12 | 0.49 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|------------------------|---------------------|
| Boro-Block-Lot | 4-05192-7504 | 4-05193-0039 | 4-04977-0021 | |
| Condominium Section | 0678-R1 | | | |
| Address | 140 CHERRY AVENUE | 43 ROBINSON STREET | 137 NORTHERN BOULEVARD | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 26 | 12 | 71 | |
| Year Built | 2008 | 2006 | 2000 | |
| Gross SqFt | 24,122 | 10,168 | 67,324 | |
| Estimated Gross Income | \$489,918 | \$206,400 | \$1,367,072 | |
| Gross Income per SqFt | \$20.31 | \$20.30 | \$20.31 | |
| Estimated Expense | \$110,720 | \$42,777 | \$334,586 | |
| Expense SqFt | \$4.59 | \$4.21 | \$4.97 | |
| Net Operating Income | \$379,198 | \$163,623 | \$1,032,486 | |
| Full Market Value | \$2,747,997 | \$1,186,000 | \$7,482,000 | |
| Market Value per SqFt | \$113.92 | \$116.64 | \$111.13 | |
| Distance from Condominium in miles | | 0.06 | 0.77 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05193-7501 | 4-05182-0009 | 4-05015-0006 | 4-04994-0041 |
| Condominium Section | 0403-R1 | | | |
| Address | 43 UNION STREET | 140 FRANKLIN AVENUE | 37 PARSONS BOULEVARD | 140 34 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 23 | 54 | 37 | 44 |
| Year Built | 1999 | 1999 | 1963 | 1987 |
| Gross SqFt | 16,383 | 53,860 | 28,622 | 39,540 |
| Estimated Gross Income | \$294,239 | \$989,015 | \$514,000 | \$700,259 |
| Gross Income per SqFt | \$17.96 | \$18.36 | \$17.96 | \$17.71 |
| Estimated Expense | \$117,466 | \$303,044 | \$205,253 | \$270,821 |
| Expense SqFt | \$7.17 | \$5.63 | \$7.17 | \$6.85 |
| Net Operating Income | \$176,773 | \$685,971 | \$308,747 | \$429,438 |
| Full Market Value | \$1,246,001 | \$4,862,000 | \$2,176,000 | \$3,016,000 |
| Market Value per SqFt | \$76.05 | \$90.27 | \$76.03 | \$76.28 |
| Distance from Condominium in miles | | 0.20 | 0.67 | 0.88 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05193-7503 | 4-05182-0009 | 4-05015-0006 | 4-04994-0041 |
| Condominium Section | 0653-R1 | | | |
| Address | 43 ROBINSON STREET | 140 FRANKLIN AVENUE | 37 PARSONS BOULEVARD | 140 34 AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D7-ELEVATOR |
| Total Units | 24 | 54 | 37 | 44 |
| Year Built | 2009 | 1999 | 1963 | 1987 |
| Gross SqFt | 20,207 | 53,860 | 28,622 | 39,540 |
| Estimated Gross Income | \$719,353 | \$989,015 | \$514,000 | \$700,259 |
| Gross Income per SqFt | \$35.60 | \$18.36 | \$17.96 | \$17.71 |
| Estimated Expense | \$226,722 | \$303,044 | \$205,253 | \$270,821 |
| Expense SqFt | \$11.22 | \$5.63 | \$7.17 | \$6.85 |
| Net Operating Income | \$492,631 | \$685,971 | \$308,747 | \$429,438 |
| Full Market Value | \$3,725,003 | \$4,862,000 | \$2,176,000 | \$3,016,000 |
| Market Value per SqFt | \$184.34 | \$90.27 | \$76.03 | \$76.28 |
| Distance from Condominium in miles | | 0.20 | 0.67 | 0.88 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05281-7501 | 4-05263-0026 | 4-05330-0001 | 4-05294-0013 |
| Condominium Section | 0481-R1 | | | |
| Address | 35 161 STREET | 35 153 STREET | 157 SANFORD AVENUE | 36 167 STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | D3-ELEVATOR | D1-ELEVATOR |
| Total Units | 70 | 47 | 86 | 65 |
| Year Built | 1929 | 1929 | 1926 | 1938 |
| Gross SqFt | 53,175 | 57,457 | 71,150 | 70,569 |
| Estimated Gross Income | \$724,244 | \$652,032 | \$1,050,070 | \$961,431 |
| Gross Income per SqFt | \$13.62 | \$11.35 | \$14.76 | \$13.62 |
| Estimated Expense | \$258,431 | \$329,917 | \$425,881 | \$342,860 |
| Expense SqFt | \$4.86 | \$5.74 | \$5.99 | \$4.86 |
| Net Operating Income | \$465,813 | \$322,115 | \$624,189 | \$618,571 |
| Full Market Value | \$2,978,808 | \$1,916,000 | \$4,166,000 | \$2,977,000 |
| Market Value per SqFt | \$56.02 | \$33.35 | \$58.55 | \$42.19 |
| Distance from Condominium in miles | | 0.45 | 0.27 | 0.31 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05294-7501 | 4-05287-0020 | 4-05330-0001 | 4-05005-0064 |
| Condominium Section | 0199-R1 | | | |
| Address | 36 168 STREET | 36 165 STREET | 157 SANFORD AVENUE | 147 NORTHERN BOULEVARD |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D6-ELEVATOR | D3-ELEVATOR | D1-ELEVATOR |
| Total Units | 78 | 90 | 86 | 94 |
| Year Built | 1937 | 1930 | 1926 | 1932 |
| Gross SqFt | 85,000 | 87,978 | 71,150 | 90,180 |
| Estimated Gross Income | \$1,254,600 | \$1,364,858 | \$1,050,070 | \$1,316,784 |
| Gross Income per SqFt | \$14.76 | \$15.51 | \$14.76 | \$14.60 |
| Estimated Expense | \$509,150 | \$570,322 | \$425,881 | \$457,989 |
| Expense SqFt | \$5.99 | \$6.48 | \$5.99 | \$5.08 |
| Net Operating Income | \$745,450 | \$794,536 | \$624,189 | \$858,795 |
| Full Market Value | \$4,975,001 | \$5,383,000 | \$4,166,000 | \$2,318,000 |
| Market Value per SqFt | \$58.53 | \$61.19 | \$58.55 | \$25.70 |
| Distance from Condominium in miles | | 0.15 | 0.50 | 1.08 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05301-7501 | 4-05309-0003 | 4-06176-0038 | |
| Condominium Section | 0054-R1 | | | |
| Address | 170 CROCHERON AVENUE | 36 191 STREET | 213 38 AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | BAYSIDE | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C1-WALK-UP | |
| Total Units | 24 | 36 | 15 | |
| Year Built | 1981 | 1952 | 1976 | |
| Gross SqFt | 17,340 | 28,432 | 12,452 | |
| Estimated Gross Income | \$262,181 | \$414,671 | \$194,873 | |
| Gross Income per SqFt | \$15.12 | \$14.58 | \$15.65 | |
| Estimated Expense | \$120,686 | \$216,527 | \$78,336 | |
| Expense SqFt | \$6.96 | \$7.62 | \$6.29 | |
| Net Operating Income | \$141,495 | \$198,144 | \$116,537 | |
| Full Market Value | \$950,998 | \$1,179,000 | \$792,000 | |
| Market Value per SqFt | \$54.84 | \$41.47 | \$63.60 | |
| Distance from Condominium in miles | | 0.27 | 1.28 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05310-7501 | 4-05293-0045 | 4-05024-0077 | 4-05285-0010 |
| Condominium Section | 0538-R1 | | | |
| Address | 189 37 AVENUE | 166 DEPOT ROAD | 144 ROOSEVELT AVENUE | 163 CROCHERON AVENUE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C7-WALK-UP |
| Total Units | 16 | 16 | 24 | 15 |
| Year Built | 1932 | 1975 | 1931 | 1964 |
| Gross SqFt | 17,213 | 13,549 | 13,566 | 11,866 |
| Estimated Gross Income | \$287,801 | \$169,949 | \$226,849 | \$210,501 |
| Gross Income per SqFt | \$16.72 | \$12.54 | \$16.72 | \$17.74 |
| Estimated Expense | \$90,196 | \$83,280 | \$71,091 | \$71,131 |
| Expense SqFt | \$5.24 | \$6.15 | \$5.24 | \$5.99 |
| Net Operating Income | \$197,605 | \$86,669 | \$155,758 | \$139,370 |
| Full Market Value | \$1,336,511 | \$547,000 | \$906,000 | \$979,000 |
| Market Value per SqFt | \$77.65 | \$40.37 | \$66.78 | \$82.50 |
| Distance from Condominium in miles | | 0.36 | 1.47 | 0.53 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05315-7501 | 4-05015-0006 | 4-05046-0037 | |
| Condominium Section | 0171-R1 | | | |
| Address | 36 193 STREET | 37 PARSONS BOULEVARD | 142 BARCLAY AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | |
| Total Units | 15 | 37 | 50 | |
| Year Built | 1986 | 1963 | 1962 | |
| Gross SqFt | 15,096 | 28,622 | 40,991 | |
| Estimated Gross Income | \$254,368 | \$514,000 | \$644,832 | |
| Gross Income per SqFt | \$16.85 | \$17.96 | \$15.73 | |
| Estimated Expense | \$105,521 | \$205,253 | \$278,685 | |
| Expense SqFt | \$6.99 | \$7.17 | \$6.80 | |
| Net Operating Income | \$148,847 | \$308,747 | \$366,147 | |
| Full Market Value | \$1,032,001 | \$2,176,000 | \$2,490,000 | |
| Market Value per SqFt | \$68.36 | \$76.03 | \$60.75 | |
| Distance from Condominium in miles | | 1.69 | 1.91 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05315-7502 | 4-05964-0001 | 4-07315-0034 | |
| Condominium Section | 0551-R1 | | | |
| Address | 36 194 STREET | 28 FRANCIS LEWIS BOULEVAR | 211 46 AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | BAYSIDE | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C7-WALK-UP | |
| Total Units | 8 | 24 | 13 | |
| Year Built | 2008 | 1950 | 1988 | |
| Gross SqFt | 5,809 | 14,379 | 7,761 | |
| Estimated Gross Income | \$129,715 | \$321,704 | \$172,920 | |
| Gross Income per SqFt | \$22.33 | \$22.37 | \$22.28 | |
| Estimated Expense | \$42,348 | \$123,415 | \$46,506 | |
| Expense SqFt | \$7.29 | \$8.58 | \$5.99 | |
| Net Operating Income | \$87,367 | \$198,289 | \$126,414 | |
| Full Market Value | \$644,999 | \$1,464,000 | \$689,000 | |
| Market Value per SqFt | \$111.03 | \$101.82 | \$88.78 | |
| Distance from Condominium in miles | | 0.60 | 1.06 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05333-7501 | 4-05024-0077 | 4-05331-0004 | |
| Condominium Section | 0371-R1 | | | |
| Address | 160 SANFORD AVENUE | 144 ROOSEVELT AVENUE | 158 SANFORD AVENUE | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 20 | 24 | 20 | |
| Year Built | 1991 | 1931 | 1927 | |
| Gross SqFt | 19,460 | 13,566 | 13,598 | |
| Estimated Gross Income | \$318,366 | \$226,849 | \$217,448 | |
| Gross Income per SqFt | \$16.36 | \$16.72 | \$15.99 | |
| Estimated Expense | \$146,448 | \$71,091 | \$91,359 | |
| Expense SqFt | \$7.53 | \$5.24 | \$6.72 | |
| Net Operating Income | \$171,918 | \$155,758 | \$126,089 | |
| Full Market Value | \$1,182,997 | \$906,000 | \$862,000 | |
| Market Value per SqFt | \$60.79 | \$66.78 | \$63.39 | |
| Distance from Condominium in miles | | 0.81 | 0.10 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|------------------------|---------------------|
| Boro-Block-Lot | 4-05374-7501 | 4-05193-0039 | 4-04977-0021 | |
| Condominium Section | 0492-R1 | | | |
| Address | 42 PARSONS BOULEVARD | 43 ROBINSON STREET | 137 NORTHERN BOULEVARD | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 20 | 12 | 71 | |
| Year Built | 2006 | 2006 | 2000 | |
| Gross SqFt | 16,385 | 10,168 | 67,324 | |
| Estimated Gross Income | \$332,779 | \$206,400 | \$1,367,072 | |
| Gross Income per SqFt | \$20.31 | \$20.30 | \$20.31 | |
| Estimated Expense | \$75,207 | \$42,777 | \$334,586 | |
| Expense SqFt | \$4.59 | \$4.21 | \$4.97 | |
| Net Operating Income | \$257,572 | \$163,623 | \$1,032,486 | |
| Full Market Value | \$1,866,002 | \$1,186,000 | \$7,482,000 | |
| Market Value per SqFt | \$113.88 | \$116.64 | \$111.13 | |
| Distance from Condominium in miles | | 0.35 | 0.63 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05387-7501 | 4-05013-0031 | 4-02004-0043 | 4-05101-0042 |
| Condominium Section | 0191-R1 | | | |
| Address | 42 157 STREET | 37 PARSONS BOULEVARD | 48 111 STREET | 41 FRAME PLACE |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | CORONA | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 16 | 42 | 22 | 50 |
| Year Built | 1987 | 1957 | 1988 | 1950 |
| Gross SqFt | 13,000 | 43,000 | 18,000 | 52,801 |
| Estimated Gross Income | \$185,380 | \$574,435 | \$276,333 | \$753,190 |
| Gross Income per SqFt | \$14.26 | \$13.36 | \$15.35 | \$14.26 |
| Estimated Expense | \$94,544 | \$215,117 | \$129,877 | \$261,260 |
| Expense SqFt | \$7.27 | \$5.00 | \$7.22 | \$4.95 |
| Net Operating Income | \$90,836 | \$359,318 | \$146,456 | \$491,930 |
| Full Market Value | \$596,210 | \$1,379,000 | \$859,000 | \$3,248,000 |
| Market Value per SqFt | \$45.86 | \$32.07 | \$47.72 | \$61.51 |
| Distance from Condominium in miles | | 0.80 | 2.58 | 1.23 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05390-7501 | 4-05331-0004 | 4-05391-0026 | 4-05416-0014 |
| Condominium Section | 0146-R1 | | | |
| Address | 42 159 STREET | 158 SANFORD AVENUE | 160 SANFORD AVENUE | 43 158 STREET |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 20 | 20 | 16 | 32 |
| Year Built | 1962 | 1927 | 1926 | 1930 |
| Gross SqFt | 18,010 | 13,598 | 13,175 | 23,100 |
| Estimated Gross Income | \$284,918 | \$217,448 | \$199,633 | \$365,416 |
| Gross Income per SqFt | \$15.82 | \$15.99 | \$15.15 | \$15.82 |
| Estimated Expense | \$134,175 | \$91,359 | \$93,830 | \$171,990 |
| Expense SqFt | \$7.45 | \$6.72 | \$7.12 | \$7.45 |
| Net Operating Income | \$150,743 | \$126,089 | \$105,803 | \$193,426 |
| Full Market Value | \$1,026,998 | \$862,000 | \$712,000 | \$1,318,000 |
| Market Value per SqFt | \$57.02 | \$63.39 | \$54.04 | \$57.06 |
| Distance from Condominium in miles | | 0.12 | 0.05 | 0.15 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05415-7501 | 4-05046-0037 | 4-02004-0043 | |
| Condominium Section | 0195-R1 | | | |
| Address | 43 158 STREET | 142 BARCLAY AVENUE | 48 111 STREET | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | CORONA | |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | D1-ELEVATOR | |
| Total Units | 17 | 50 | 22 | |
| Year Built | 1987 | 1962 | 1988 | |
| Gross SqFt | 16,145 | 40,991 | 18,000 | |
| Estimated Gross Income | \$250,893 | \$644,832 | \$276,333 | |
| Gross Income per SqFt | \$15.54 | \$15.73 | \$15.35 | |
| Estimated Expense | \$113,176 | \$278,685 | \$129,877 | |
| Expense SqFt | \$7.01 | \$6.80 | \$7.22 | |
| Net Operating Income | \$137,717 | \$366,147 | \$146,456 | |
| Full Market Value | \$932,998 | \$2,490,000 | \$859,000 | |
| Market Value per SqFt | \$57.79 | \$60.75 | \$47.72 | |
| Distance from Condominium in miles | | 0.85 | 2.55 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05459-7502 | 4-05024-0077 | 4-05423-0030 | |
| Condominium Section | 0231-R1 | | | |
| Address | 46 171 STREET | 144 ROOSEVELT AVENUE | 43 165 STREET | |
| Neighborhood | FLUSHING-NORTH | FLUSHING-NORTH | FLUSHING-NORTH | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 12 | 24 | 16 | |
| Year Built | 1988 | 1931 | 1927 | |
| Gross SqFt | 10,562 | 13,566 | 13,281 | |
| Estimated Gross Income | \$172,583 | \$226,849 | \$211,914 | |
| Gross Income per SqFt | \$16.34 | \$16.72 | \$15.96 | |
| Estimated Expense | \$72,138 | \$71,091 | \$111,822 | |
| Expense SqFt | \$6.83 | \$5.24 | \$8.42 | |
| Net Operating Income | \$100,445 | \$155,758 | \$100,092 | |
| Full Market Value | \$691,000 | \$906,000 | \$684,000 | |
| Market Value per SqFt | \$65.42 | \$66.78 | \$51.50 | |
| Distance from Condominium in miles | | 1.01 | 0.42 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|--------------------------|---------------------|
| Boro-Block-Lot | 4-05598-7501 | 4-07117-0020 | 4-07452-0033 | |
| Condominium Section | 0049-R1 | | | |
| Address | 175 56 AVENUE | 195 67 AVENUE | 201 HOR HARDING EXPWY SR | |
| Neighborhood | FLUSHING-NORTH | FRESH MEADOWS | BAYSIDE | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C9-WALK-UP | |
| Total Units | 26 | 12 | 14 | |
| Year Built | 1982 | 1949 | 1948 | |
| Gross SqFt | 23,400 | 12,470 | 12,785 | |
| Estimated Gross Income | \$369,720 | \$209,430 | \$189,339 | |
| Gross Income per SqFt | \$15.80 | \$16.79 | \$14.81 | |
| Estimated Expense | \$150,696 | \$79,875 | \$82,620 | |
| Expense SqFt | \$6.44 | \$6.41 | \$6.46 | |
| Net Operating Income | \$219,024 | \$129,555 | \$106,719 | |
| Full Market Value | \$1,439,891 | \$897,000 | \$713,000 | |
| Market Value per SqFt | \$61.53 | \$71.93 | \$55.77 | |
| Distance from Condominium in miles | | 0.92 | 1.03 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05598-7501 | 4-06280-0001 | 4-06681-0001 | |
| Condominium Section | 0049-R2 | | | |
| Address | 175 56 AVENUE | 209 43 AVENUE | 72 150 STREET | |
| Neighborhood | FLUSHING-NORTH | BAYSIDE | FLUSHING-SOUTH | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C9-WALK-UP | |
| Total Units | 52 | 42 | 69 | |
| Year Built | 1982 | 1949 | 1950 | |
| Gross SqFt | 46,800 | 30,934 | 56,075 | |
| Estimated Gross Income | \$741,780 | \$516,849 | \$839,805 | |
| Gross Income per SqFt | \$15.85 | \$16.71 | \$14.98 | |
| Estimated Expense | \$331,812 | \$227,578 | \$382,110 | |
| Expense SqFt | \$7.09 | \$7.36 | \$6.81 | |
| Net Operating Income | \$409,968 | \$289,271 | \$457,695 | |
| Full Market Value | \$2,795,023 | \$2,001,000 | \$3,069,000 | |
| Market Value per SqFt | \$59.72 | \$64.69 | \$54.73 | |
| Distance from Condominium in miles | | 1.60 | 1.70 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05598-7501 | 4-06280-0001 | 4-06682-0018 | |
| Condominium Section | 0049-R3 | | | |
| Address | 5603 UTOPIA PARKWAY | 209 43 AVENUE | 147 73 AVENUE | |
| Neighborhood | FLUSHING-NORTH | BAYSIDE | FLUSHING-SOUTH | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C9-WALK-UP | |
| Total Units | 54 | 42 | 72 | |
| Year Built | 1982 | 1949 | 1950 | |
| Gross SqFt | 48,600 | 30,934 | 58,392 | |
| Estimated Gross Income | \$768,366 | \$516,849 | \$870,626 | |
| Gross Income per SqFt | \$15.81 | \$16.71 | \$14.91 | |
| Estimated Expense | \$346,032 | \$227,578 | \$401,129 | |
| Expense SqFt | \$7.12 | \$7.36 | \$6.87 | |
| Net Operating Income | \$422,334 | \$289,271 | \$469,497 | |
| Full Market Value | \$2,876,998 | \$2,001,000 | \$3,144,000 | |
| Market Value per SqFt | \$59.20 | \$64.69 | \$53.84 | |
| Distance from Condominium in miles | | 1.55 | 1.78 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|--------------------------|---------------------|
| Boro-Block-Lot | 4-05598-7501 | 4-07117-0020 | 4-07452-0033 | |
| Condominium Section | 0049-R4 | | | |
| Address | 5627 184 STREET | 195 67 AVENUE | 201 HOR HARDING EXPWY SR | |
| Neighborhood | FLUSHING-NORTH | FRESH MEADOWS | BAYSIDE | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C9-WALK-UP | |
| Total Units | 16 | 12 | 14 | |
| Year Built | 1982 | 1949 | 1948 | |
| Gross SqFt | 14,400 | 12,470 | 12,785 | |
| Estimated Gross Income | \$227,520 | \$209,430 | \$189,339 | |
| Gross Income per SqFt | \$15.80 | \$16.79 | \$14.81 | |
| Estimated Expense | \$92,736 | \$79,875 | \$82,620 | |
| Expense SqFt | \$6.44 | \$6.41 | \$6.46 | |
| Net Operating Income | \$134,784 | \$129,555 | \$106,719 | |
| Full Market Value | \$917,998 | \$897,000 | \$713,000 | |
| Market Value per SqFt | \$63.75 | \$71.93 | \$55.77 | |
| Distance from Condominium in miles | | 0.77 | 0.86 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05598-7501 | 4-07117-0020 | 4-07452-0033 | |
| Condominium Section | 0049-R5 | | | |
| Address | 1830 58 AVENUE | 195 67 AVENUE | 201 HOR HARDING EXPWY SR | |
| Neighborhood | FLUSHING-NORTH | FRESH MEADOWS | BAYSIDE | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C9-WALK-UP | |
| Total Units | 14 | 12 | 14 | |
| Year Built | 1982 | 1949 | 1948 | |
| Gross SqFt | 12,600 | 12,470 | 12,785 | |
| Estimated Gross Income | \$199,080 | \$209,430 | \$189,339 | |
| Gross Income per SqFt | \$15.80 | \$16.79 | \$14.81 | |
| Estimated Expense | \$81,144 | \$79,875 | \$82,620 | |
| Expense SqFt | \$6.44 | \$6.41 | \$6.46 | |
| Net Operating Income | \$117,936 | \$129,555 | \$106,719 | |
| Full Market Value | \$803,000 | \$897,000 | \$713,000 | |
| Market Value per SqFt | \$63.73 | \$71.93 | \$55.77 | |
| Distance from Condominium in miles | | 0.75 | 0.90 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-05598-7501 | 4-07117-0020 | 4-06176-0038 | |
| Condominium Section | 0049-R6 | | | |
| Address | 184 58 AVENUE | 195 67 AVENUE | 213 38 AVENUE | |
| Neighborhood | FLUSHING-NORTH | FRESH MEADOWS | BAYSIDE | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C1-WALK-UP | |
| Total Units | 16 | 12 | 15 | |
| Year Built | 1982 | 1949 | 1976 | |
| Gross SqFt | 14,400 | 12,470 | 12,452 | |
| Estimated Gross Income | \$233,568 | \$209,430 | \$194,873 | |
| Gross Income per SqFt | \$16.22 | \$16.79 | \$15.65 | |
| Estimated Expense | \$107,441 | \$79,875 | \$78,336 | |
| Expense SqFt | \$7.46 | \$6.41 | \$6.29 | |
| Net Operating Income | \$126,127 | \$129,555 | \$116,537 | |
| Full Market Value | \$866,000 | \$897,000 | \$792,000 | |
| Market Value per SqFt | \$60.14 | \$71.93 | \$63.60 | |
| Distance from Condominium in miles | | 0.70 | 2.05 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05893-7501 | 4-08401-0600 | 4-01937-0001 | |
| Condominium Section | 0043-R1 | | | |
| Address | 209 23 AVENUE | 245 GRND CNTRL PARKWAY SR | 54 100 STREET | |
| Neighborhood | BAYSIDE | GLEN OAKS | CORONA | |
| Building Classification | R4-CONDOMINIUM | D3-ELEVATOR | D1-ELEVATOR | |
| Total Units | 543 | 240 | 294 | |
| Year Built | 1983 | 1966 | 1989 | |
| Gross SqFt | 515,402 | 263,883 | 266,316 | |
| Estimated Gross Income | \$8,885,530 | \$4,443,840 | \$4,686,197 | |
| Gross Income per SqFt | \$17.24 | \$16.84 | \$17.60 | |
| Estimated Expense | \$3,200,646 | \$1,866,413 | \$1,896,658 | |
| Expense SqFt | \$6.21 | \$7.07 | \$7.12 | |
| Net Operating Income | \$5,684,884 | \$2,577,427 | \$2,789,539 | |
| Full Market Value | \$39,649,036 | \$14,057,000 | \$19,562,000 | |
| Market Value per SqFt | \$76.93 | \$53.27 | \$73.45 | |
| Distance from Condominium in miles | | 3.66 | 4.91 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05893-7501 | 4-05958-0030 | 4-05050-0039 | 4-05865-0112 |
| Condominium Section | 0043-R2 | | | |
| Address | 209 23 AVENUE | 23 WATERS EDGE DRIVE | 144 41 AVENUE | 16 BELL BOULEVARD |
| Neighborhood | BAYSIDE | BAYSIDE | FLUSHING-NORTH | BAYSIDE |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D3-ELEVATOR |
| Total Units | 100 | 121 | 101 | 152 |
| Year Built | 1983 | 1969 | 1973 | 1973 |
| Gross SqFt | 89,015 | 146,525 | 88,202 | 147,700 |
| Estimated Gross Income | \$1,539,069 | \$2,533,399 | \$1,361,989 | \$2,838,706 |
| Gross Income per SqFt | \$17.29 | \$17.29 | \$15.44 | \$19.22 |
| Estimated Expense | \$525,189 | \$864,358 | \$548,370 | \$1,004,316 |
| Expense SqFt | \$5.90 | \$5.90 | \$6.22 | \$6.80 |
| Net Operating Income | \$1,013,880 | \$1,669,041 | \$813,619 | \$1,834,390 |
| Full Market Value | \$7,070,773 | \$11,656,000 | \$5,504,000 | \$13,138,000 |
| Market Value per SqFt | \$79.43 | \$79.55 | \$62.40 | \$88.95 |
| Distance from Condominium in miles | | 0.38 | 2.38 | 0.36 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-05893-7501 | 4-05958-0030 | | |
| Condominium Section | 0043-R3 | | | |
| Address | 209 23 AVENUE | 23 WATERS EDGE DRIVE | | |
| Neighborhood | BAYSIDE | BAYSIDE | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 240 | 121 | | |
| Year Built | 1983 | 1969 | | |
| Gross SqFt | 216,662 | 146,525 | | |
| Estimated Gross Income | \$3,746,086 | \$2,533,399 | | |
| Gross Income per SqFt | \$17.29 | \$17.29 | | |
| Estimated Expense | \$1,278,306 | \$864,358 | | |
| Expense SqFt | \$5.90 | \$5.90 | | |
| Net Operating Income | \$2,467,780 | \$1,669,041 | | |
| Full Market Value | \$17,225,007 | \$11,656,000 | | |
| Market Value per SqFt | \$79.50 | \$79.55 | | |
| Distance from Condominium in miles | | 0.38 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|-----------------------|
| Boro-Block-Lot | 4-05893-7501 | 4-05958-0030 | 4-05865-0112 | 4-08092-0005 |
| Condominium Section | 0043-R5 | | | |
| Address | 209 23 AVENUE | 23 WATERS EDGE DRIVE | 16 BELL BOULEVARD | 43 DOUGLASTON PARKWAY |
| Neighborhood | BAYSIDE | BAYSIDE | BAYSIDE | DOUGLASTON |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | D1-ELEVATOR |
| Total Units | 138 | 121 | 152 | 148 |
| Year Built | 1983 | 1969 | 1973 | 1963 |
| Gross SqFt | 124,491 | 146,525 | 147,700 | 114,402 |
| Estimated Gross Income | \$2,152,449 | \$2,533,399 | \$2,838,706 | \$1,958,920 |
| Gross Income per SqFt | \$17.29 | \$17.29 | \$19.22 | \$17.12 |
| Estimated Expense | \$734,497 | \$864,358 | \$1,004,316 | \$832,458 |
| Expense SqFt | \$5.90 | \$5.90 | \$6.80 | \$7.28 |
| Net Operating Income | \$1,417,952 | \$1,669,041 | \$1,834,390 | \$1,126,462 |
| Full Market Value | \$9,897,006 | \$11,656,000 | \$13,138,000 | \$7,647,000 |
| Market Value per SqFt | \$79.50 | \$79.55 | \$88.95 | \$66.84 |
| Distance from Condominium in miles | | 0.38 | 0.36 | 2.01 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|----------------------|---------------------|
| Boro-Block-Lot | 4-05893-7501 | 4-05015-0006 | 4-04157-0002 | |
| Condominium Section | 0043-R7 | | | |
| Address | 209 23 AVENUE | 37 PARSONS BOULEVARD | 19 PARSONS BOULEVARD | |
| Neighborhood | BAYSIDE | FLUSHING-NORTH | WHITESTONE | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | |
| Total Units | 16 | 37 | 60 | |
| Year Built | 1983 | 1963 | 1971 | |
| Gross SqFt | 13,073 | 28,622 | 58,380 | |
| Estimated Gross Income | \$228,124 | \$514,000 | \$988,435 | |
| Gross Income per SqFt | \$17.45 | \$17.96 | \$16.93 | |
| Estimated Expense | \$81,576 | \$205,253 | \$309,981 | |
| Expense SqFt | \$6.24 | \$7.17 | \$5.31 | |
| Net Operating Income | \$146,548 | \$308,747 | \$678,454 | |
| Full Market Value | \$1,024,999 | \$2,176,000 | \$4,711,000 | |
| Market Value per SqFt | \$78.41 | \$76.03 | \$80.70 | |
| Distance from Condominium in miles | | 2.34 | 2.18 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-06284-7501 | 4-05294-0006 | | |
| Condominium Section | 0343-R1 | | | |
| Address | 213 42 AVENUE | 36 167 STREET | | |
| Neighborhood | BAYSIDE | FLUSHING-NORTH | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 47 | 73 | | |
| Year Built | 1989 | 1942 | | |
| Gross SqFt | 32,208 | 66,795 | | |
| Estimated Gross Income | \$524,024 | \$1,086,965 | | |
| Gross Income per SqFt | \$16.27 | \$16.27 | | |
| Estimated Expense | \$241,051 | \$329,623 | | |
| Expense SqFt | \$7.48 | \$4.93 | | |
| Net Operating Income | \$282,973 | \$757,342 | | |
| Full Market Value | \$1,942,999 | \$3,666,000 | | |
| Market Value per SqFt | \$60.33 | \$54.88 | | |
| Distance from Condominium in miles | | 1.46 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-06542-7501 | 4-09666-0052 | 4-09667-0001 | |
| Condominium Section | 0109-R1 | | | |
| Address | 152 MELBOURNE AVENUE | 135 82 DRIVE | 82 HOOVER AVENUE | |
| Neighborhood | FLUSHING-SOUTH | BRIARWOOD | BRIARWOOD | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 90 | 96 | 84 | |
| Year Built | 1963 | 1952 | 1952 | |
| Gross SqFt | 86,652 | 73,524 | 64,248 | |
| Estimated Gross Income | \$1,455,754 | \$1,199,632 | \$1,110,462 | |
| Gross Income per SqFt | \$16.80 | \$16.32 | \$17.28 | |
| Estimated Expense | \$669,647 | \$503,845 | \$375,976 | |
| Expense SqFt | \$7.73 | \$6.85 | \$5.85 | |
| Net Operating Income | \$786,107 | \$695,787 | \$734,486 | |
| Full Market Value | \$5,446,999 | \$4,783,000 | \$5,129,000 | |
| Market Value per SqFt | \$62.86 | \$65.05 | \$79.83 | |
| Distance from Condominium in miles | | 1.38 | 1.36 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-06548-7501 | 4-06680-0001 | 4-06808-0025 | |
| Condominium Section | 0148-R1 | | | |
| Address | 135 JEWEL AVENUE | 147 72 ROAD | 153 75 AVENUE | |
| Neighborhood | FLUSHING-SOUTH | FLUSHING-SOUTH | FLUSHING-SOUTH | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C9-WALK-UP | |
| Total Units | 318 | 96 | 96 | |
| Year Built | 1950 | 1950 | 1950 | |
| Gross SqFt | 219,528 | 77,856 | 77,856 | |
| Estimated Gross Income | \$3,376,341 | \$1,181,617 | \$1,212,059 | |
| Gross Income per SqFt | \$15.38 | \$15.18 | \$15.57 | |
| Estimated Expense | \$1,523,524 | \$539,067 | \$542,020 | |
| Expense SqFt | \$6.94 | \$6.92 | \$6.96 | |
| Net Operating Income | \$1,852,817 | \$642,550 | \$670,039 | |
| Full Market Value | \$12,521,998 | \$4,325,000 | \$4,545,000 | |
| Market Value per SqFt | \$57.04 | \$55.55 | \$58.38 | |
| Distance from Condominium in miles | | 0.57 | 0.88 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-06713-7501 | 4-05137-0005 | 4-03155-0027 | |
| Condominium Section | 0014-R1 | | | |
| Address | 150 UNION TURNPIKE | 43 COLDEN STREET | 98 67 AVENUE | |
| Neighborhood | HILLCREST | FLUSHING-NORTH | REGO PARK | |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | D3-ELEVATOR | |
| Total Units | 458 | 322 | 286 | |
| Year Built | 1967 | 1965 | 1959 | |
| Gross SqFt | 454,660 | 342,705 | 275,197 | |
| Estimated Gross Income | \$7,670,114 | \$5,576,140 | \$4,805,716 | |
| Gross Income per SqFt | \$16.87 | \$16.27 | \$17.46 | |
| Estimated Expense | \$3,528,252 | \$2,091,205 | \$1,762,652 | |
| Expense SqFt | \$7.76 | \$6.10 | \$6.41 | |
| Net Operating Income | \$4,141,862 | \$3,484,935 | \$3,043,064 | |
| Full Market Value | \$28,733,029 | \$23,938,000 | \$21,300,000 | |
| Market Value per SqFt | \$63.20 | \$69.85 | \$77.40 | |
| Distance from Condominium in miles | | 2.52 | 2.49 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-06797-7503 | 4-09712-0151 | 4-09667-0001 | 4-09820-0038 |
| Condominium Section | 0325-R1 | | | |
| Address | 158 72 AVENUE | 141 84 DRIVE | 82 HOOVER AVENUE | 168 88 AVENUE |
| Neighborhood | FLUSHING-SOUTH | BRIARWOOD | BRIARWOOD | JAMAICA |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 71 | 72 | 84 | 79 |
| Year Built | 1987 | 1952 | 1952 | 1958 |
| Gross SqFt | 51,125 | 55,722 | 64,248 | 50,976 |
| Estimated Gross Income | \$879,350 | \$958,266 | \$1,110,462 | \$865,678 |
| Gross Income per SqFt | \$17.20 | \$17.20 | \$17.28 | \$16.98 |
| Estimated Expense | \$397,753 | \$433,258 | \$375,976 | \$433,674 |
| Expense SqFt | \$7.78 | \$7.78 | \$5.85 | \$8.51 |
| Net Operating Income | \$481,597 | \$525,008 | \$734,486 | \$432,004 |
| Full Market Value | \$3,357,005 | \$3,661,000 | \$5,129,000 | \$3,002,000 |
| Market Value per SqFt | \$65.66 | \$65.70 | \$79.83 | \$58.89 |
| Distance from Condominium in miles | | 1.33 | 1.24 | 1.63 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-06800-7501 | 4-05193-0039 | 4-06712-0032 | 4-05182-0009 |
| Condominium Section | 0728-R1 | | | |
| Address | 71 161 STREET | 43 ROBINSON STREET | 150 79 AVENUE | 140 FRANKLIN AVENUE |
| Neighborhood | FLUSHING-SOUTH | FLUSHING-NORTH | FLUSHING-SOUTH | FLUSHING-NORTH |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 11 | 12 | 60 | 54 |
| Year Built | 2006 | 2006 | 1961 | 1999 |
| Gross SqFt | 11,840 | 10,168 | 52,662 | 53,860 |
| Estimated Gross Income | \$218,566 | \$206,400 | \$971,917 | \$989,015 |
| Gross Income per SqFt | \$18.46 | \$20.30 | \$18.46 | \$18.36 |
| Estimated Expense | \$100,403 | \$42,777 | \$446,766 | \$303,044 |
| Expense SqFt | \$8.48 | \$4.21 | \$8.48 | \$5.63 |
| Net Operating Income | \$118,163 | \$163,623 | \$525,151 | \$685,971 |
| Full Market Value | \$1,199,000 | \$1,186,000 | \$2,529,000 | \$4,862,000 |
| Market Value per SqFt | \$101.27 | \$116.64 | \$48.02 | \$90.27 |
| Distance from Condominium in miles | | 1.88 | 0.66 | 2.06 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-06801-7505 | 4-09762-0039 | 4-09712-0146 | 4-03342-0022 |
| Condominium Section | 0818-R1 | | | |
| Address | 71 162 STREET | 88 PARSONS BOULEVARD | 141 84 DRIVE | 111 76 DRIVE |
| Neighborhood | FLUSHING-SOUTH | JAMAICA | BRIARWOOD | FOREST HILLS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 22 | 36 | 49 | 24 |
| Year Built | 2008 | 1928 | 2003 | 1966 |
| Gross SqFt | 17,633 | 27,950 | 53,580 | 21,396 |
| Estimated Gross Income | \$597,766 | \$391,515 | \$980,801 | \$336,178 |
| Gross Income per SqFt | \$33.90 | \$14.01 | \$18.31 | \$15.71 |
| Estimated Expense | \$197,842 | \$150,270 | \$235,350 | \$148,722 |
| Expense SqFt | \$11.22 | \$5.38 | \$4.39 | \$6.95 |
| Net Operating Income | \$399,924 | \$241,245 | \$745,451 | \$187,456 |
| Full Market Value | \$3,024,001 | \$1,200,000 | \$5,280,000 | \$824,000 |
| Market Value per SqFt | \$171.50 | \$42.93 | \$98.54 | \$38.51 |
| Distance from Condominium in miles | | 1.62 | 1.39 | 1.76 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|--------------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-07353-7501 | 4-07452-0033 | 4-06280-0001 | |
| Condominium Section | 0228-R1 | | | |
| Address | 201 ROCKY HILL ROAD | 201 HOR HARDING EXPWY SR | 209 43 AVENUE | |
| Neighborhood | BAYSIDE | BAYSIDE | BAYSIDE | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C9-WALK-UP | |
| Total Units | 27 | 14 | 42 | |
| Year Built | 1950 | 1948 | 1949 | |
| Gross SqFt | 18,600 | 12,785 | 30,934 | |
| Estimated Gross Income | \$293,136 | \$189,339 | \$516,849 | |
| Gross Income per SqFt | \$15.76 | \$14.81 | \$16.71 | |
| Estimated Expense | \$143,637 | \$82,620 | \$227,578 | |
| Expense SqFt | \$7.72 | \$6.46 | \$7.36 | |
| Net Operating Income | \$149,499 | \$106,719 | \$289,271 | |
| Full Market Value | \$1,018,001 | \$713,000 | \$2,001,000 | |
| Market Value per SqFt | \$54.73 | \$55.77 | \$64.69 | |
| Distance from Condominium in miles | | 0.57 | 0.56 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-07353-7501 | 4-06281-0001 | 4-06263-0001 | |
| Condominium Section | 0228-R2 | | | |
| Address | 202 ROCKY HILL ROAD | 210 43 AVENUE | 202 43 AVENUE | |
| Neighborhood | BAYSIDE | BAYSIDE | BAYSIDE | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C1-WALK-UP | |
| Total Units | 38 | 63 | 19 | |
| Year Built | 1950 | 1951 | 1925 | |
| Gross SqFt | 26,190 | 46,476 | 14,080 | |
| Estimated Gross Income | \$406,207 | \$763,906 | \$205,091 | |
| Gross Income per SqFt | \$15.51 | \$16.44 | \$14.57 | |
| Estimated Expense | \$188,306 | \$349,757 | \$96,397 | |
| Expense SqFt | \$7.19 | \$7.53 | \$6.85 | |
| Net Operating Income | \$217,901 | \$414,149 | \$108,694 | |
| Full Market Value | \$1,379,405 | \$2,852,000 | \$722,000 | |
| Market Value per SqFt | \$52.67 | \$61.37 | \$51.28 | |
| Distance from Condominium in miles | | 0.56 | 0.40 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-07674-7501 | 4-10723-0001 | 4-06701-0001 | |
| Condominium Section | 0060-R1 | | | |
| Address | 67 CLOVERDALE BOULEVARD | 90 BRADDOCK AVENUE | 150 72 ROAD | |
| Neighborhood | OAKLAND GARDENS | QUEENS VILLAGE | FLUSHING-SOUTH | |
| Building Classification | R2-CONDOMINIUM | C9-WALK-UP | C9-WALK-UP | |
| Total Units | 179 | 88 | 144 | |
| Year Built | 1960 | 1950 | 1950 | |
| Gross SqFt | 212,533 | 67,700 | 116,784 | |
| Estimated Gross Income | \$3,381,400 | \$1,145,599 | \$1,739,846 | |
| Gross Income per SqFt | \$15.91 | \$16.92 | \$14.90 | |
| Estimated Expense | \$1,494,107 | \$487,990 | \$798,870 | |
| Expense SqFt | \$7.03 | \$7.21 | \$6.84 | |
| Net Operating Income | \$1,887,293 | \$657,609 | \$940,976 | |
| Full Market Value | \$12,883,006 | \$4,565,000 | \$6,299,000 | |
| Market Value per SqFt | \$60.62 | \$67.43 | \$53.94 | |
| Distance from Condominium in miles | | 1.34 | 3.81 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-08136-7502 | 4-06301-0016 | 4-06281-0001 | 4-06280-0001 |
| Condominium Section | 0189-R1 | | | |
| Address | 40 LITTLE NECK PARKWAY | 214 43 AVENUE | 210 43 AVENUE | 209 43 AVENUE |
| Neighborhood | LITTLE NECK | BAYSIDE | BAYSIDE | BAYSIDE |
| Building Classification | R9-CONDOMINIUM | C7-WALK-UP | C9-WALK-UP | C9-WALK-UP |
| Total Units | 63 | 52 | 63 | 42 |
| Year Built | 1941 | 1939 | 1951 | 1949 |
| Gross SqFt | 61,840 | 51,150 | 46,476 | 30,934 |
| Estimated Gross Income | \$1,016,650 | \$802,224 | \$763,906 | \$516,849 |
| Gross Income per SqFt | \$16.44 | \$15.68 | \$16.44 | \$16.71 |
| Estimated Expense | \$465,655 | \$231,438 | \$349,757 | \$227,578 |
| Expense SqFt | \$7.53 | \$4.52 | \$7.53 | \$7.36 |
| Net Operating Income | \$550,995 | \$570,786 | \$414,149 | \$289,271 |
| Full Market Value | \$3,795,000 | \$3,880,000 | \$2,852,000 | \$2,001,000 |
| Market Value per SqFt | \$61.37 | \$75.86 | \$61.37 | \$64.69 |
| Distance from Condominium in miles | | 1.69 | 1.94 | 1.99 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-09046-7501 | 4-11545-0026 | 4-08925-0047 | 4-08976-0029 |
| Condominium Section | 0212-R1 | | | |
| Address | 97 75 STREET | 94 ALBERT ROAD | 87 87 STREET | 89 96 STREET |
| Neighborhood | OZONE PARK | OZONE PARK | WOODHAVEN | WOODHAVEN |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 40 | 36 | 35 | 28 |
| Year Built | 1988 | 1967 | 1931 | 1942 |
| Gross SqFt | 31,315 | 20,646 | 28,100 | 22,500 |
| Estimated Gross Income | \$452,502 | \$298,430 | \$417,164 | \$247,713 |
| Gross Income per SqFt | \$14.45 | \$14.45 | \$14.85 | \$11.01 |
| Estimated Expense | \$160,646 | \$106,014 | \$162,612 | \$94,072 |
| Expense SqFt | \$5.13 | \$5.13 | \$5.79 | \$4.18 |
| Net Operating Income | \$291,856 | \$192,416 | \$254,552 | \$153,641 |
| Full Market Value | \$1,934,997 | \$1,275,000 | \$1,702,000 | \$775,000 |
| Market Value per SqFt | \$61.79 | \$61.76 | \$60.57 | \$34.44 |
| Distance from Condominium in miles | | 1.37 | 0.87 | 1.12 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-09177-7501 | 4-09199-0001 | 4-09199-0005 | 4-09186-0007 |
| Condominium Section | 0184-R1 | | | |
| Address | 84 101 STREET | 109 85 AVENUE | 109 85 AVENUE | 102 86 AVENUE |
| Neighborhood | WOODHAVEN | RICHMOND HILL | RICHMOND HILL | RICHMOND HILL |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 15 | 12 | 18 | 20 |
| Year Built | 1959 | 1941 | 1941 | 1931 |
| Gross SqFt | 12,208 | 10,676 | 15,889 | 18,000 |
| Estimated Gross Income | \$165,296 | \$144,532 | \$216,855 | \$233,747 |
| Gross Income per SqFt | \$13.54 | \$13.54 | \$13.65 | \$12.99 |
| Estimated Expense | \$80,995 | \$51,481 | \$77,230 | \$105,325 |
| Expense SqFt | \$6.63 | \$4.82 | \$4.86 | \$5.85 |
| Net Operating Income | \$84,301 | \$93,051 | \$139,625 | \$128,422 |
| Full Market Value | \$547,000 | \$510,000 | \$909,000 | \$744,000 |
| Market Value per SqFt | \$44.81 | \$47.77 | \$57.21 | \$41.33 |
| Distance from Condominium in miles | | 0.46 | 0.46 | 0.18 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-09177-7501 | 4-08851-0327 | | |
| Condominium Section | 0184-R2 | | | |
| Address | 84 101 STREET | 85 FOREST PARKWAY | | |
| Neighborhood | WOODHAVEN | WOODHAVEN | | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | | |
| Total Units | 6 | 12 | | |
| Year Built | 1959 | 1942 | | |
| Gross SqFt | 4,497 | 9,945 | | |
| Estimated Gross Income | \$56,662 | \$125,276 | | |
| Gross Income per SqFt | \$12.60 | \$12.60 | | |
| Estimated Expense | \$25,003 | \$55,300 | | |
| Expense SqFt | \$5.56 | \$5.56 | | |
| Net Operating Income | \$31,659 | \$69,976 | | |
| Full Market Value | \$199,998 | \$443,000 | | |
| Market Value per SqFt | \$44.47 | \$44.54 | | |
| Distance from Condominium in miles | | 0.79 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-09177-7501 | 4-08892-0050 | 4-08884-0017 | 4-09266-0032 |
| Condominium Section | 0184-R3 | | | |
| Address | 84 101 STREET | 86 98 STREET | 86 96 STREET | 120 HILLSIDE AVENUE |
| Neighborhood | WOODHAVEN | WOODHAVEN | WOODHAVEN | KEW GARDENS |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 63 | 95 | 38 | 36 |
| Year Built | 1959 | 1931 | 1930 | 1950 |
| Gross SqFt | 53,790 | 56,893 | 34,000 | 35,340 |
| Estimated Gross Income | \$735,309 | \$925,735 | \$430,578 | \$482,963 |
| Gross Income per SqFt | \$13.67 | \$16.27 | \$12.66 | \$13.67 |
| Estimated Expense | \$360,301 | \$476,167 | \$205,520 | \$196,963 |
| Expense SqFt | \$6.70 | \$8.37 | \$6.04 | \$5.57 |
| Net Operating Income | \$375,008 | \$449,568 | \$225,058 | \$286,000 |
| Full Market Value | \$2,285,931 | \$3,088,000 | \$1,358,000 | \$1,862,000 |
| Market Value per SqFt | \$42.50 | \$54.28 | \$39.94 | \$52.69 |
| Distance from Condominium in miles | | 0.05 | 0.15 | 1.01 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-09177-7501 | 4-09199-0001 | 4-08867-0054 | 4-09199-0005 |
| Condominium Section | 0184-R4 | | | |
| Address | 84 101 STREET | 109 85 AVENUE | 88 PARK LANE SOUTH | 109 85 AVENUE |
| Neighborhood | WOODHAVEN | RICHMOND HILL | WOODHAVEN | RICHMOND HILL |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 3 | 12 | 12 | 18 |
| Year Built | 1959 | 1941 | 1931 | 1941 |
| Gross SqFt | 3,800 | 10,676 | 8,370 | 15,889 |
| Estimated Gross Income | \$51,490 | \$144,532 | \$113,424 | \$216,855 |
| Gross Income per SqFt | \$13.55 | \$13.54 | \$13.55 | \$13.65 |
| Estimated Expense | \$19,304 | \$51,481 | \$42,536 | \$77,230 |
| Expense SqFt | \$5.08 | \$4.82 | \$5.08 | \$4.86 |
| Net Operating Income | \$32,186 | \$93,051 | \$70,888 | \$139,625 |
| Full Market Value | \$162,142 | \$510,000 | \$403,000 | \$909,000 |
| Market Value per SqFt | \$42.67 | \$47.77 | \$48.15 | \$57.21 |
| Distance from Condominium in miles | | 0.46 | 0.47 | 0.46 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-09231-7501 | 4-09260-0018 | 4-09234-0034 | 4-09302-0028 |
| Condominium Section | 0132-R1 | | | |
| Address | 83 LEFFERTS BOULEVARD | 85 118 STREET | 84 118 STREET | 87 113 STREET |
| Neighborhood | KEW GARDENS | KEW GARDENS | KEW GARDENS | RICHMOND HILL |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 36 | 41 | 41 | 58 |
| Year Built | 1928 | 1931 | 1939 | 1933 |
| Gross SqFt | 40,235 | 38,600 | 40,700 | 53,166 |
| Estimated Gross Income | \$525,067 | \$425,477 | \$554,314 | \$693,966 |
| Gross Income per SqFt | \$13.05 | \$11.02 | \$13.62 | \$13.05 |
| Estimated Expense | \$201,980 | \$161,339 | \$206,839 | \$283,241 |
| Expense SqFt | \$5.02 | \$4.18 | \$5.08 | \$5.33 |
| Net Operating Income | \$323,087 | \$264,138 | \$347,475 | \$410,725 |
| Full Market Value | \$2,068,998 | \$1,585,000 | \$2,259,000 | \$2,227,000 |
| Market Value per SqFt | \$51.42 | \$41.06 | \$55.50 | \$41.89 |
| Distance from Condominium in miles | | 0.26 | 0.15 | 0.66 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-09231-7502 | 4-09231-0020 | 4-09223-0034 | 4-03335-0030 |
| Condominium Section | 0663-R1 | | | |
| Address | 119 METROPOLITAN AVENUE | 119 METROPOLITAN AVENUE | 85 115 STREET | 80 AUSTIN STREET |
| Neighborhood | KEW GARDENS | KEW GARDENS | RICHMOND HILL | KEW GARDENS |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 33 | 33 | 45 | 48 |
| Year Built | 1987 | 1974 | 1931 | 1930 |
| Gross SqFt | 41,000 | 15,732 | 37,024 | 35,790 |
| Estimated Gross Income | \$671,170 | \$295,033 | \$606,080 | \$552,924 |
| Gross Income per SqFt | \$16.37 | \$18.75 | \$16.37 | \$15.45 |
| Estimated Expense | \$261,580 | \$93,600 | \$236,113 | \$258,900 |
| Expense SqFt | \$6.38 | \$5.95 | \$6.38 | \$7.23 |
| Net Operating Income | \$409,590 | \$201,433 | \$369,967 | \$294,024 |
| Full Market Value | \$2,529,867 | \$1,435,000 | \$2,545,000 | \$1,990,000 |
| Market Value per SqFt | \$61.70 | \$91.22 | \$68.74 | \$55.60 |
| Distance from Condominium in miles | | 0.00 | 0.34 | 0.49 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-09245-7501 | 4-09231-0020 | 4-09745-0022 | |
| Condominium Section | 0048-R1 | | | |
| Address | 84 AUSTIN STREET | 119 METROPOLITAN AVENUE | 151 84 DRIVE | |
| Neighborhood | KEW GARDENS | KEW GARDENS | JAMAICA HILLS | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 20 | 33 | 21 | |
| Year Built | 1982 | 1974 | 1947 | |
| Gross SqFt | 16,275 | 15,732 | 19,000 | |
| Estimated Gross Income | \$239,568 | \$295,033 | \$202,974 | |
| Gross Income per SqFt | \$14.72 | \$18.75 | \$10.68 | |
| Estimated Expense | \$89,838 | \$93,600 | \$96,672 | |
| Expense SqFt | \$5.52 | \$5.95 | \$5.09 | |
| Net Operating Income | \$149,730 | \$201,433 | \$106,302 | |
| Full Market Value | \$997,999 | \$1,435,000 | \$630,000 | |
| Market Value per SqFt | \$61.32 | \$91.22 | \$33.16 | |
| Distance from Condominium in miles | | 0.24 | 1.08 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-09651-7501 | 4-03322-0040 | 4-03086-0040 | |
| Condominium Section | 0215-R1 | | | |
| Address | 85 MAIN STREET | 83 118 STREET | 65 SAUNDERS STREET | |
| Neighborhood | BRIARWOOD | KEW GARDENS | REGO PARK | |
| Building Classification | R9-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | |
| Total Units | 223 | 186 | 178 | |
| Year Built | 1966 | 1940 | 1948 | |
| Gross SqFt | 196,355 | 212,202 | 190,400 | |
| Estimated Gross Income | \$2,864,819 | \$3,166,383 | \$2,715,071 | |
| Gross Income per SqFt | \$14.59 | \$14.92 | \$14.26 | |
| Estimated Expense | \$1,290,052 | \$1,376,816 | \$1,264,952 | |
| Expense SqFt | \$6.57 | \$6.49 | \$6.64 | |
| Net Operating Income | \$1,574,767 | \$1,789,567 | \$1,450,119 | |
| Full Market Value | \$10,473,000 | \$11,983,000 | \$9,574,000 | |
| Market Value per SqFt | \$53.34 | \$56.47 | \$50.28 | |
| Distance from Condominium in miles | | 0.82 | 2.39 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|----------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-09668-7501 | 4-09762-0039 | 4-09880-0019 | |
| Condominium Section | 0251-R1 | | | |
| Address | 135 82 AVENUE | 88 PARSONS BOULEVARD | 170 HENLEY ROAD | |
| Neighborhood | BRIARWOOD | JAMAICA | JAMAICA ESTATES | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 20 | 36 | 27 | |
| Year Built | 1990 | 1928 | 1961 | |
| Gross SqFt | 19,000 | 27,950 | 18,259 | |
| Estimated Gross Income | \$254,220 | \$391,515 | \$232,809 | |
| Gross Income per SqFt | \$13.38 | \$14.01 | \$12.75 | |
| Estimated Expense | \$107,350 | \$150,270 | \$108,009 | |
| Expense SqFt | \$5.65 | \$5.38 | \$5.92 | |
| Net Operating Income | \$146,870 | \$241,245 | \$124,800 | |
| Full Market Value | \$949,007 | \$1,200,000 | \$773,000 | |
| Market Value per SqFt | \$49.95 | \$42.93 | \$42.34 | |
| Distance from Condominium in miles | | 1.12 | 1.55 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-09712-7501 | 4-09712-0146 | 4-09669-0012 | 4-03342-0022 |
| Condominium Section | 0787-R1 | | | |
| Address | 141 84 DRIVE | 141 84 DRIVE | 135 COOLIDGE AVENUE | 111 76 DRIVE |
| Neighborhood | BRIARWOOD | BRIARWOOD | BRIARWOOD | FOREST HILLS |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 25 | 49 | 42 | 24 |
| Year Built | 2009 | 2003 | 2003 | 1966 |
| Gross SqFt | 22,000 | 53,580 | 43,099 | 21,396 |
| Estimated Gross Income | \$619,123 | \$980,801 | \$769,394 | \$336,178 |
| Gross Income per SqFt | \$28.14 | \$18.31 | \$17.85 | \$15.71 |
| Estimated Expense | \$246,840 | \$235,350 | \$169,084 | \$148,722 |
| Expense SqFt | \$11.22 | \$4.39 | \$3.92 | \$6.95 |
| Net Operating Income | \$372,283 | \$745,451 | \$600,310 | \$187,456 |
| Full Market Value | \$3,311,875 | \$5,280,000 | \$4,225,000 | \$824,000 |
| Market Value per SqFt | \$150.54 | \$98.54 | \$98.03 | \$38.51 |
| Distance from Condominium in miles | | 0.00 | 0.51 | 1.12 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-09793-7501 | 4-09762-0039 | 4-09880-0019 | 4-09814-0116 |
| Condominium Section | 0691-R1 | | | |
| Address | 163 89 AVENUE | 88 PARSONS BOULEVARD | 170 HENLEY ROAD | 87 165 STREET |
| Neighborhood | JAMAICA | JAMAICA | JAMAICA ESTATES | JAMAICA |
| Building Classification | RR-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 13 | 36 | 27 | 55 |
| Year Built | 2010 | 1928 | 1961 | 1937 |
| Gross SqFt | 9,396 | 27,950 | 18,259 | 59,470 |
| Estimated Gross Income | \$437,759 | \$391,515 | \$232,809 | \$785,509 |
| Gross Income per SqFt | \$46.59 | \$14.01 | \$12.75 | \$13.21 |
| Estimated Expense | \$61,543 | \$150,270 | \$108,009 | \$291,536 |
| Expense SqFt | \$6.55 | \$5.38 | \$5.92 | \$4.90 |
| Net Operating Income | \$376,216 | \$241,245 | \$124,800 | \$493,973 |
| Full Market Value | \$2,957,000 | \$1,200,000 | \$773,000 | \$3,178,000 |
| Market Value per SqFt | \$314.71 | \$42.93 | \$42.34 | \$53.44 |
| Distance from Condominium in miles | | 0.34 | 0.54 | 0.16 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-09832-7501 | 4-09884-0066 | 4-09914-0027 | 4-09806-0024 |
| Condominium Section | 0546-R1 | | | |
| Address | 175 89 AVENUE | 175 DEVONSHIRE ROAD | 88 179 STREET | 90 171 STREET |
| Neighborhood | JAMAICA | JAMAICA ESTATES | HOLLIS | JAMAICA |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 12 | 30 | 14 | 16 |
| Year Built | 2006 | 1973 | 1939 | 1931 |
| Gross SqFt | 10,431 | 18,612 | 11,930 | 11,720 |
| Estimated Gross Income | \$245,129 | \$320,724 | \$193,848 | \$203,812 |
| Gross Income per SqFt | \$23.50 | \$17.23 | \$16.25 | \$17.39 |
| Estimated Expense | \$100,503 | \$133,395 | \$81,416 | \$100,845 |
| Expense SqFt | \$9.64 | \$7.17 | \$6.82 | \$8.60 |
| Net Operating Income | \$144,626 | \$187,329 | \$112,432 | \$102,967 |
| Full Market Value | \$1,068,000 | \$959,000 | \$772,000 | \$720,000 |
| Market Value per SqFt | \$102.39 | \$51.53 | \$64.71 | \$61.43 |
| Distance from Condominium in miles | | 0.30 | 0.14 | 0.20 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-09843-7501 | 4-09668-0005 | | |
| Condominium Section | 0693-R1 | | | |
| Address | 170 HIGHLAND AVENUE | 135 82 AVENUE | | |
| Neighborhood | JAMAICA | BRIARWOOD | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 18 | 64 | | |
| Year Built | 2008 | 1962 | | |
| Gross SqFt | 27,452 | 46,950 | | |
| Estimated Gross Income | \$544,099 | \$930,453 | | |
| Gross Income per SqFt | \$19.82 | \$19.82 | | |
| Estimated Expense | \$209,184 | \$357,877 | | |
| Expense SqFt | \$7.62 | \$7.62 | | |
| Net Operating Income | \$334,915 | \$572,576 | | |
| Full Market Value | \$2,413,998 | \$4,129,000 | | |
| Market Value per SqFt | \$87.94 | \$87.94 | | |
| Distance from Condominium in miles | | 1.58 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-09937-7501 | 4-09712-0146 | | |
| Condominium Section | 0500-R1 | | | |
| Address | 178 WEXFORD TERRACE | 141 84 DRIVE | | |
| Neighborhood | JAMAICA ESTATES | BRIARWOOD | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 32 | 49 | | |
| Year Built | 2006 | 2003 | | |
| Gross SqFt | 32,317 | 53,580 | | |
| Estimated Gross Income | \$591,724 | \$980,801 | | |
| Gross Income per SqFt | \$18.31 | \$18.31 | | |
| Estimated Expense | \$141,872 | \$235,350 | | |
| Expense SqFt | \$4.39 | \$4.39 | | |
| Net Operating Income | \$449,852 | \$745,451 | | |
| Full Market Value | \$3,186,000 | \$5,280,000 | | |
| Market Value per SqFt | \$98.59 | \$98.54 | | |
| Distance from Condominium in miles | | 1.63 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-09944-7501 | 4-09762-0039 | 4-09768-0060 | |
| Condominium Section | 0208-R1 | | | |
| Address | 180 WEXFORD TERRACE | 88 PARSONS BOULEVARD | 162 89 AVENUE | |
| Neighborhood | JAMAICA ESTATES | JAMAICA | JAMAICA | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 24 | 36 | 45 | |
| Year Built | 1986 | 1928 | 1964 | |
| Gross SqFt | 19,448 | 27,950 | 29,952 | |
| Estimated Gross Income | \$300,666 | \$391,515 | \$506,252 | |
| Gross Income per SqFt | \$15.46 | \$14.01 | \$16.90 | |
| Estimated Expense | \$128,551 | \$150,270 | \$234,450 | |
| Expense SqFt | \$6.61 | \$5.38 | \$7.83 | |
| Net Operating Income | \$172,115 | \$241,245 | \$271,802 | |
| Full Market Value | \$1,127,497 | \$1,200,000 | \$1,886,000 | |
| Market Value per SqFt | \$57.97 | \$42.93 | \$62.97 | |
| Distance from Condominium in miles | | 1.26 | 1.01 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-11417-7501 | 4-03322-0040 | 4-09666-0080 | |
| Condominium Section | 0008-R1 | | | |
| Address | 85 151 AVENUE | 83 118 STREET | 137 83 AVENUE | |
| Neighborhood | HOWARD BEACH | KEW GARDENS | BRIARWOOD | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 150 | 186 | 144 | |
| Year Built | 1966 | 1940 | 1952 | |
| Gross SqFt | 202,489 | 212,202 | 126,552 | |
| Estimated Gross Income | \$3,104,156 | \$3,166,383 | \$1,990,223 | |
| Gross Income per SqFt | \$15.33 | \$14.92 | \$15.73 | |
| Estimated Expense | \$1,310,104 | \$1,376,816 | \$815,991 | |
| Expense SqFt | \$6.47 | \$6.49 | \$6.45 | |
| Net Operating Income | \$1,794,052 | \$1,789,567 | \$1,174,232 | |
| Full Market Value | \$12,112,998 | \$11,983,000 | \$7,986,000 | |
| Market Value per SqFt | \$59.82 | \$56.47 | \$63.10 | |
| Distance from Condominium in miles | | 2.65 | 3.38 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-11417-7502 | 4-03322-0040 | 4-02135-0059 | |
| Condominium Section | 0012-R1 | | | |
| Address | 149 88 STREET | 83 118 STREET | 102 67 DRIVE | |
| Neighborhood | HOWARD BEACH | KEW GARDENS | FOREST HILLS | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 150 | 186 | 135 | |
| Year Built | 1967 | 1940 | 1960 | |
| Gross SqFt | 199,444 | 212,202 | 138,700 | |
| Estimated Gross Income | \$2,856,038 | \$3,166,383 | \$1,901,038 | |
| Gross Income per SqFt | \$14.32 | \$14.92 | \$13.71 | |
| Estimated Expense | \$1,302,369 | \$1,376,816 | \$911,215 | |
| Expense SqFt | \$6.53 | \$6.49 | \$6.57 | |
| Net Operating Income | \$1,553,669 | \$1,789,567 | \$989,823 | |
| Full Market Value | \$10,271,993 | \$11,983,000 | \$5,747,000 | |
| Market Value per SqFt | \$51.50 | \$56.47 | \$41.43 | |
| Distance from Condominium in miles | | 2.65 | 4.00 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-11431-7501 | 4-03322-0040 | 4-09710-0037 | |
| Condominium Section | 0001-R1 | | | |
| Address | 84 153 AVENUE | 83 118 STREET | 139 85 DRIVE | |
| Neighborhood | HOWARD BEACH | KEW GARDENS | BRIARWOOD | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 156 | 186 | 130 | |
| Year Built | 1965 | 1940 | 1951 | |
| Gross SqFt | 198,707 | 212,202 | 114,000 | |
| Estimated Gross Income | \$2,982,592 | \$3,166,383 | \$1,719,794 | |
| Gross Income per SqFt | \$15.01 | \$14.92 | \$15.09 | |
| Estimated Expense | \$1,275,699 | \$1,376,816 | \$724,404 | |
| Expense SqFt | \$6.42 | \$6.49 | \$6.35 | |
| Net Operating Income | \$1,706,893 | \$1,789,567 | \$995,390 | |
| Full Market Value | \$11,453,005 | \$11,983,000 | \$6,691,000 | |
| Market Value per SqFt | \$57.64 | \$56.47 | \$58.69 | |
| Distance from Condominium in miles | | 2.76 | 3.34 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-11431-7502 | 4-03321-0061 | 4-03156-0133 | |
| Condominium Section | 0002-R1 | | | |
| Address | 151 84 STREET | 83 116 STREET | 98 67 AVENUE | |
| Neighborhood | HOWARD BEACH | KEW GARDENS | REGO PARK | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D3-ELEVATOR | |
| Total Units | 163 | 180 | 181 | |
| Year Built | 1965 | 1950 | 1960 | |
| Gross SqFt | 198,687 | 140,196 | 177,710 | |
| Estimated Gross Income | \$3,256,480 | \$2,251,352 | \$2,971,625 | |
| Gross Income per SqFt | \$16.39 | \$16.06 | \$16.72 | |
| Estimated Expense | \$1,345,111 | \$994,086 | \$1,144,165 | |
| Expense SqFt | \$6.77 | \$7.09 | \$6.44 | |
| Net Operating Income | \$1,911,369 | \$1,257,266 | \$1,827,460 | |
| Full Market Value | \$13,158,991 | \$8,607,000 | \$12,646,000 | |
| Market Value per SqFt | \$66.23 | \$61.39 | \$71.16 | |
| Distance from Condominium in miles | | 2.77 | 3.98 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-11440-7501 | 4-11545-0026 | 4-09266-0032 | |
| Condominium Section | 0292-R1 | | | |
| Address | 78 153 AVENUE | 94 ALBERT ROAD | 120 HILLSIDE AVENUE | |
| Neighborhood | HOWARD BEACH | OZONE PARK | KEW GARDENS | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | |
| Total Units | 95 | 36 | 36 | |
| Year Built | 1977 | 1967 | 1950 | |
| Gross SqFt | 52,400 | 20,646 | 35,340 | |
| Estimated Gross Income | \$736,744 | \$298,430 | \$482,963 | |
| Gross Income per SqFt | \$14.06 | \$14.45 | \$13.67 | |
| Estimated Expense | \$280,340 | \$106,014 | \$196,963 | |
| Expense SqFt | \$5.35 | \$5.13 | \$5.57 | |
| Net Operating Income | \$456,404 | \$192,416 | \$286,000 | |
| Full Market Value | \$2,998,991 | \$1,275,000 | \$1,862,000 | |
| Market Value per SqFt | \$57.23 | \$61.76 | \$52.69 | |
| Distance from Condominium in miles | | 0.84 | 2.92 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|------------------------|------------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-11599-7501 | 4-11599-0028 | 4-09537-0014 | 4-09519-0031 |
| Condominium Section | 0495-R1 | | | |
| Address | 109 LEFFERTS BOULEVARD | 109 LEFFERTS BOULEVARD | 104 115 STREET | 103 114 STREET |
| Neighborhood | SOUTH OZONE PARK | SOUTH OZONE PARK | RICHMOND HILL | RICHMOND HILL |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C1-WALK-UP | C1-WALK-UP |
| Total Units | 24 | 33 | 24 | 15 |
| Year Built | 1927 | 1925 | 1931 | 1931 |
| Gross SqFt | 19,200 | 24,000 | 18,000 | 12,160 |
| Estimated Gross Income | \$234,624 | \$333,741 | \$219,925 | \$148,319 |
| Gross Income per SqFt | \$12.22 | \$13.91 | \$12.22 | \$12.20 |
| Estimated Expense | \$109,824 | \$149,240 | \$102,934 | \$68,720 |
| Expense SqFt | \$5.72 | \$6.22 | \$5.72 | \$5.65 |
| Net Operating Income | \$124,800 | \$184,501 | \$116,991 | \$79,599 |
| Full Market Value | \$780,001 | \$1,208,000 | \$731,000 | \$497,000 |
| Market Value per SqFt | \$40.63 | \$50.33 | \$40.61 | \$40.87 |
| Distance from Condominium in miles | | 0.00 | 0.36 | 0.48 |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-15557-7501 | 4-15555-0001 | 4-15762-0070 | |
| Condominium Section | 0179-R1 | | | |
| Address | 10 NAMEOKE STREET | 10 NEILSON STREET | 22 NEW HAVEN AVENUE | |
| Neighborhood | FAR ROCKAWAY | FAR ROCKAWAY | FAR ROCKAWAY | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | |
| Total Units | 64 | 108 | 108 | |
| Year Built | 1961 | 1950 | 1958 | |
| Gross SqFt | 73,060 | 87,926 | 96,310 | |
| Estimated Gross Income | \$960,008 | \$1,147,378 | \$1,273,363 | |
| Gross Income per SqFt | \$13.14 | \$13.05 | \$13.22 | |
| Estimated Expense | \$440,552 | \$513,061 | \$598,587 | |
| Expense SqFt | \$6.03 | \$5.84 | \$6.22 | |
| Net Operating Income | \$519,456 | \$634,317 | \$674,776 | |
| Full Market Value | \$2,613,626 | \$4,064,000 | \$3,388,000 | |
| Market Value per SqFt | \$35.77 | \$46.22 | \$35.18 | |
| Distance from Condominium in miles | | 0.15 | 0.42 | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|---|-----------------------------|----------------------------|----------------------------|----------------------------|
| Boro-Block-Lot | 4-15817-7501 | 4-15780-0100 | | |
| Condominium Section | 0705-R1 | | | |
| Address | 120 BEACH 26 STREET | 20 SEAGIRT BOULEVARD | | |
| Neighborhood | FAR ROCKAWAY | FAR ROCKAWAY | | |
| Building Classification | R4-CONDOMINIUM | D7-ELEVATOR | | |
| Total Units | 126 | 260 | | |
| Year Built | 2006 | 1952 | | |
| Gross SqFt | 156,952 | 220,201 | | |
| Estimated Gross Income | \$2,691,727 | \$3,777,488 | | |
| Gross Income per SqFt | \$17.15 | \$17.15 | | |
| Estimated Expense | \$1,233,643 | \$1,730,845 | | |
| Expense SqFt | \$7.86 | \$7.86 | | |
| Net Operating Income | \$1,458,084 | \$2,046,643 | | |
| Full Market Value | \$10,155,985 | \$14,257,000 | | |
| Market Value per SqFt | \$64.71 | \$64.75 | | |
| Distance from Condominium in miles | | 0.24 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|---------------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-16112-7501 | 4-15915-0063 | | |
| Condominium Section | 0524-R1 | | | |
| Address | 79 ROCKAWAY BEACH BOULEVA | 333 BEACH 67 STREET | | |
| Neighborhood | HAMMELS | ARVERNE | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 86 | 26 | | |
| Year Built | 2006 | 2005 | | |
| Gross SqFt | 111,775 | 17,662 | | |
| Estimated Gross Income | \$2,367,395 | \$374,000 | | |
| Gross Income per SqFt | \$21.18 | \$21.18 | | |
| Estimated Expense | \$904,260 | \$142,873 | | |
| Expense SqFt | \$8.09 | \$8.09 | | |
| Net Operating Income | \$1,463,135 | \$231,127 | | |
| Full Market Value | \$10,695,003 | \$1,646,000 | | |
| Market Value per SqFt | \$95.68 | \$93.19 | | |
| Distance from Condominium in miles | | 0.52 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-16113-7501 | 4-15915-0063 | | |
| Condominium Section | 0463-R1 | | | |
| Address | 2 BEACH 80 STREET | 333 BEACH 67 STREET | | |
| Neighborhood | HAMMELS | ARVERNE | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 66 | 26 | | |
| Year Built | 2005 | 2005 | | |
| Gross SqFt | 93,315 | 17,662 | | |
| Estimated Gross Income | \$1,976,412 | \$374,000 | | |
| Gross Income per SqFt | \$21.18 | \$21.18 | | |
| Estimated Expense | \$754,918 | \$142,873 | | |
| Expense SqFt | \$8.09 | \$8.09 | | |
| Net Operating Income | \$1,221,494 | \$231,127 | | |
| Full Market Value | \$8,927,997 | \$1,646,000 | | |
| Market Value per SqFt | \$95.68 | \$93.19 | | |
| Distance from Condominium in miles | | 0.57 | | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-16113-7502 | 4-15915-0063 | | |
| Condominium Section | 0462-R1 | | | |
| Address | 260 BEACH 81 STREET | 333 BEACH 67 STREET | | |
| Neighborhood | HAMMELS | ARVERNE | | |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | | |
| Total Units | 78 | 26 | | |
| Year Built | 2005 | 2005 | | |
| Gross SqFt | 82,862 | 17,662 | | |
| Estimated Gross Income | \$1,755,017 | \$374,000 | | |
| Gross Income per SqFt | \$21.18 | \$21.18 | | |
| Estimated Expense | \$670,354 | \$142,873 | | |
| Expense SqFt | \$8.09 | \$8.09 | | |
| Net Operating Income | \$1,084,663 | \$231,127 | | |
| Full Market Value | \$7,927,982 | \$1,646,000 | | |
| Market Value per SqFt | \$95.68 | \$93.19 | | |
| Distance from Condominium in miles | | 0.57 | | |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-16137-7501 | 4-15533-0031 | 4-15704-0060 | |
| Condominium Section | 0451-R1 | | | |
| Address | 138 BEACH 92 STREET | 12 CENTRAL AVENUE | 10 BEACH 20 STREET | |
| Neighborhood | HAMMELS | FAR ROCKAWAY | FAR ROCKAWAY | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C7-WALK-UP | |
| Total Units | 20 | 24 | 18 | |
| Year Built | 2005 | 1931 | 1930 | |
| Gross SqFt | 27,560 | 15,000 | 30,000 | |
| Estimated Gross Income | \$461,079 | \$264,148 | \$475,071 | |
| Gross Income per SqFt | \$16.73 | \$17.61 | \$15.84 | |
| Estimated Expense | \$162,604 | \$104,881 | \$143,878 | |
| Expense SqFt | \$5.90 | \$6.99 | \$4.80 | |
| Net Operating Income | \$298,475 | \$159,267 | \$331,193 | |
| Full Market Value | \$2,064,998 | \$1,117,000 | \$1,863,000 | |
| Market Value per SqFt | \$74.93 | \$74.47 | \$62.10 | |
| Distance from Condominium in miles | | 3.80 | 3.43 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|------------------------|---------------------|----------------------|---------------------|
| Boro-Block-Lot | 4-16137-7502 | 4-15915-0063 | 4-16226-0074 | 4-16229-0041 |
| Condominium Section | 0650-R1 | | | |
| Address | 91 SHORE FRONT PARKWAY | 333 BEACH 67 STREET | 180 BEACH 117 STREET | 131 OCEAN PROMENADE |
| Neighborhood | HAMMELS | ARVERNE | ROCKAWAY PARK | ROCKAWAY PARK |
| Building Classification | R4-CONDOMINIUM | D1-ELEVATOR | D1-ELEVATOR | D1-ELEVATOR |
| Total Units | 32 | 26 | 61 | 48 |
| Year Built | 2005 | 2005 | 1960 | 1957 |
| Gross SqFt | 48,419 | 17,662 | 50,347 | 35,159 |
| Estimated Gross Income | \$520,504 | \$374,000 | \$526,744 | \$377,856 |
| Gross Income per SqFt | \$10.75 | \$21.18 | \$10.46 | \$10.75 |
| Estimated Expense | \$239,674 | \$142,873 | \$280,631 | \$174,182 |
| Expense SqFt | \$4.95 | \$8.09 | \$5.57 | \$4.95 |
| Net Operating Income | \$280,830 | \$231,127 | \$246,113 | \$203,674 |
| Full Market Value | \$1,668,001 | \$1,646,000 | \$1,420,000 | \$1,210,000 |
| Market Value per SqFt | \$34.45 | \$93.19 | \$28.20 | \$34.42 |
| Distance from Condominium in miles | | 1.02 | 1.30 | 1.44 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|-------------------------|---------------------------|--------------------------|---------------------|
| Boro-Block-Lot | 4-16173-7501 | 4-16220-0037 | 4-12311-0050 | |
| Condominium Section | 0494-R1 | | | |
| Address | 100 SHORE FRONT PARKWAY | 124 ROCKAWAY BEACH BOULEV | 156 NORTH CONDUIT AVENUE | |
| Neighborhood | ROCKAWAY PARK | BELLE HARBOR | SPRINGFIELD GARDENS | |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C9-WALK-UP | |
| Total Units | 78 | 12 | 46 | |
| Year Built | 2007 | 1949 | 1972 | |
| Gross SqFt | 98,222 | 10,140 | 31,365 | |
| Estimated Gross Income | \$1,854,431 | \$191,815 | \$590,957 | |
| Gross Income per SqFt | \$18.88 | \$18.92 | \$18.84 | |
| Estimated Expense | \$767,114 | \$78,644 | \$246,483 | |
| Expense SqFt | \$7.81 | \$7.76 | \$7.86 | |
| Net Operating Income | \$1,087,317 | \$113,171 | \$344,474 | |
| Full Market Value | \$7,757,994 | \$508,000 | \$2,456,000 | |
| Market Value per SqFt | \$78.98 | \$50.10 | \$78.30 | |
| Distance from Condominium in miles | | 1.25 | 6.31 | |

BOROUGH OF QUEENS - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|---------------------------|---------------------------|---------------------------|---------------------|
| Boro-Block-Lot | 4-16176-7501 | 4-16220-0037 | 4-13045-0001 | 4-12457-0002 |
| Condominium Section | 0541-R1 | | | |
| Address | 102 ROCKAWAY BEACH BOULEV | 124 ROCKAWAY BEACH BOULEV | 140 SPRINGFIELD BOULEVARD | 186 120 ROAD |
| Neighborhood | ROCKAWAY PARK | BELLE HARBOR | LAURELTON | SPRINGFIELD GARDENS |
| Building Classification | R2-CONDOMINIUM | C1-WALK-UP | C9-WALK-UP | C9-WALK-UP |
| Total Units | 52 | 12 | 30 | 34 |
| Year Built | 2006 | 1949 | 1966 | 1949 |
| Gross SqFt | 53,200 | 10,140 | 17,240 | 21,000 |
| Estimated Gross Income | \$1,086,876 | \$191,815 | \$352,248 | \$453,056 |
| Gross Income per SqFt | \$20.43 | \$18.92 | \$20.43 | \$21.57 |
| Estimated Expense | \$419,748 | \$78,644 | \$135,966 | \$187,875 |
| Expense SqFt | \$7.89 | \$7.76 | \$7.89 | \$8.95 |
| Net Operating Income | \$667,128 | \$113,171 | \$216,282 | \$265,181 |
| Full Market Value | \$4,841,002 | \$508,000 | \$1,569,000 | \$1,944,000 |
| Market Value per SqFt | \$91.00 | \$50.10 | \$91.01 | \$92.57 |
| Distance from Condominium in miles | | 1.12 | 7.09 | 7.76 |

| | CONDOMINIUM PROPERTY | COMPARABLE RENTAL 1 | COMPARABLE RENTAL 2 | COMPARABLE RENTAL 3 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|
| Boro-Block-Lot | 4-16233-7501 | 4-15706-0001 | 4-15665-0001 | |
| Condominium Section | 0173-R1 | | | |
| Address | 123 OAK STREET | 22 CORNAGA AVENUE | 23 MOTT AVENUE | |
| Neighborhood | ROCKAWAY PARK | FAR ROCKAWAY | FAR ROCKAWAY | |
| Building Classification | R9-CONDOMINIUM | C9-WALK-UP | C1-WALK-UP | |
| Total Units | 81 | 72 | 126 | |
| Year Built | 1986 | 1948 | 1949 | |
| Gross SqFt | 82,600 | 81,000 | 104,463 | |
| Estimated Gross Income | \$871,430 | \$822,248 | \$1,142,756 | |
| Gross Income per SqFt | \$10.55 | \$10.15 | \$10.94 | |
| Estimated Expense | \$462,560 | \$393,358 | \$662,609 | |
| Expense SqFt | \$5.60 | \$4.86 | \$6.34 | |
| Net Operating Income | \$408,870 | \$428,890 | \$480,147 | |
| Full Market Value | \$2,408,000 | \$2,484,000 | \$2,872,000 | |
| Market Value per SqFt | \$29.15 | \$30.67 | \$27.49 | |
| Distance from Condominium in miles | | 4.92 | 4.87 | |